OBrien Real Estate

Property profile.

PRIVATE SALE

26 Parkside Boulevard CARRUM

Council Rates:	TBA	**Age of Property:**	Built 2000
Water Rates:	TBA	**Owners Corp:**	$2,546.12 pa
Rental Return:	$520 - $560 pw	**Price Range:**	$640,000 - $700,000
Land Size:	199 sqm	**Terms:**	Prefer 30-45-60-90 Days 10% Deposit

Home Features: 2 Beds, 1 Bath, 1 Living, 1 Toilets, Separate Laundry, 1 Garg (car space in front of garage not on title), Decking with Pergola

Fixtures & Fittings: Large living and dining spaces, lush garden view, stone kitchen, covered alfresco deck, cafe blinds, two robed bedrooms, walk-in robe, ducted heating, evaporate cooling ceiling fans, full sized laundry, visitor's car spaces, single garage

Local Schools:	Carrum Primary School	2.0 Km
	Patterson Lakes Primary	3.4 Km
	Patterson Lakes Secondary	3.0 Km
Local Shops:	Lakeview Shopping Centre	3.1 km
	Gretel Coffee Roasters	2.1 Km
	Aldi	
Public Transport:	Carrum Station	1.5 km
	Bus Stop - Route 708	837 m
Beach:	Carrum Beach	1.5 km





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