



OBrien Real Estate

Property profile.

PRIVATE SALE

4 Wisteria Close, **Kilsyth**

Council Rates:	\$2,430.90 pa	Age of Property:	Built 2014
Water Rates:	\$755.64 pa	Owners Corp:	\$2,100 pa
Rental Return:	\$620 - \$670 pw	Price Range:	\$740,000 - \$770,000
Land Size:	209 sqm	Terms:	Prefer 30-45-60-90 Days 10% Deposit

Home Features: 3 Beds, **3 Bath**, 1 Study, 1 Living, 3 Toilets, Separate Laundry, 2 Garg

Fixtures & Fittings: Bedroom with ensuite on both levels, stunning stone benchtops and stainless-steel appliances, open-plan meals and family room, abundant storage, 2nd small lounge or study area upstairs, perfect for a quiet retreat or home office & separate laundry

Local Schools:	Kilsyth Primary School	700 m
	St Richard's Catholic Primary School	600 m
	Yarra Hills Secondary College	2.5 Km

Local Shops:	Woolworths	800 m
	Coles	4.2 Km
	Aldi	800 m

Public Transport:	Croydon Station	3.9 km
	Bus Stop - Route 688	114 m



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