



OBrien Real Estate

Property profile.

PRIVATE SALE

8 Erinka Crescent, **Patterson Lakes**

Council Rates:	\$2,090.31 pa	Age of Property:	1994
Water Rates:	\$691.76 pa	Owners Corp:	N/a
Rental Return:	\$680 - \$720 pw	Price Range:	\$995,000 - \$1,090,000
Land Size:	521 sqm	Terms:	Prefer 90 - 150 days 10% Deposit

Home Features: 3 Beds, 2 Bath, 2 Lounge, 2 Toilets, 2 Carports

Fixtures & Fittings: High ceilings, timber kitchen, modern appliances, stone counters, covered deck, garden terrace, built in storage, walk in robe, ensuite, storage attic, split system air conditioning, ducted heating, garden shed and a double carport

Local Schools:	Patterson Lakes Primary School	800 m
	Carrum Primary School	3.0 Km
	Patterson River Secondary College	2.5 Km

Local Shops:	Woolworths	1.2 Km
	Coles	1.0 Km

Public Transport:	Carrum Station	2.9 Km
	Bus Stop - Route 857	333 m

Beach:	Carrum Beach	3.1 Km
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