



OBrien Real Estate

# Property profile.

## PRIVATE SALE

1/85 Argyle Avenue, **Chelsea**

|                       |                  |                         |                                     |
|-----------------------|------------------|-------------------------|-------------------------------------|
| <b>Council Rates:</b> | \$1,107.07 pa    | <b>Age of Property:</b> | Built 1990                          |
| <b>Water Rates:</b>   | \$691.76 pa      | <b>Owners Corp:</b>     | \$1,632.28 pa                       |
| <b>Rental Return:</b> | \$400 - \$420 pw | <b>Price Range:</b>     | \$420,000 - \$460,000               |
| <b>Land Size:</b>     | 124 sqm          | <b>Terms:</b>           | Prefer 30-45-60 Days<br>10% Deposit |

**Home Features:** 1 Bed, 1 Bath, 1 Living, 1 Dining, 1 Toilet, 1 Carport, 1 Courtyard

**Fixtures & Fittings:** Wide oversized door frames, no steps inside or out, spacious living room, secluded rear courtyard, large functional bathroom, hydronic heating, split system cooling, carport space, close to Bicentennial Park, cafes, shops, public transport and the beach.

|                       |                                   |        |
|-----------------------|-----------------------------------|--------|
| <b>Local Schools:</b> | Chelsea Primary School            | 70 m   |
|                       | St Joseph's School Chelsea        | 500 m  |
|                       | Patterson River Secondary College | 4.4 Km |

|                     |                 |        |
|---------------------|-----------------|--------|
| <b>Local Shops:</b> | Woolworths      | 800 m  |
|                     | RSL             | 1.1 Km |
|                     | Chelsea Village | 600 m  |

|                          |                      |       |
|--------------------------|----------------------|-------|
| <b>Public Transport:</b> | Chelsea Station      | 800 m |
|                          | Bus Stop - Route 857 | 350 m |

|               |               |       |
|---------------|---------------|-------|
| <b>Beach:</b> | Chelsea Beach | 800 m |
|---------------|---------------|-------|



Jo Barclay **0439 394 434**



Jasmyn Barclay **0404 308 967**