



O'Brien Real Estate

Property profile.

AUCTION: Saturday 31st May at 11:30am

6 GRAHAM ROAD CARRUM

Council Rates:	\$2,557.32 pa	Age of Property:	Built 2009
Water Rates:	\$691.76 pa	Owners Corp:	Nil
Rental Return:	\$800 - \$850 pw	Price Range:	\$1,150,000 - \$1,265,000
Land Size:	403 sqm	Terms:	Prefer 30-45-60-90 Days 10% Deposit

Home Features: 4 Beds, 2 Bath, 2 Living, 1 Study, 3 Toilets, Separate Laundry, 2 Garg, 2 Extra Car Spaces, Decking Pergola

Fixtures & Fittings: Double storey, tiled floors, high quality finishes, sleek stone-topped kitchen with stainless steel appliances, undercover alfresco terrace, rainwater tank, security blinds, 7 split systems

Local Schools:	Carrum Primary School	700 m
	Patterson Lakes Primary School	1.7 Km
	Patterson River Secondary College	1.3 Km

Local Shops:	Aldi	700 m
	Woolies & Coles	1.6 Km
	The Cove	800 m

Public Transport:	Carrum Station	900 m
	Bus Stop - Route 833 & 708	123 m

Beach:	Carrum Beach	1.0 km
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