



OBrien Real Estate

Property profile.

PRIVATE SALE

2/52 Church Road, **CARRUM**

Council Rates:	\$1476.93 pa	Age of Property:	Built 1985
Water Rates:	\$691.76 pa	Owners Corp:	\$3,452 pa ph: 03 9781 4200
Rental Return:	\$480 - \$520 pw	Price Range:	\$550,000 - \$600,000
Land Size:	Strata	Terms:	Prefer 30-45-60-90 Days 10% Deposit
Home Features:	3 Beds, 1 Bath, 1 Living, 1 Toilets, 1 Carport, Decking, full sized laundry		
Fixtures & Fittings:	Renovated, polished hardwood floors, gas cooking, terrace, built-in robes, split-system air conditioning, single carport, close to schools/transport/beach/shops		
Local Schools:	Carrum Primary School	500 m	
	Patterson Lakes Primary School	2.8 Km	
	Patterson River Secondary College	600 m	
Local Shops:	Aldi	1.0 km	
	Coles	2.7 Km	
	Woolworths	2.6 Km	
Public Transport:	Carrum Station	800 m	
	Bus Stop - Route 857	57 m	
Beach:	Carrum Beach	1.0 km	



Jo Barclay **0439 394 434**



Jasmyn Barclay **0404 308 967**