



OBrien Real Estate

Property profile.

PRIVATE SALE

5/36 MELALEUCA DRIVE **CARRUM**

Council Rates:	\$1,752.76 pa	Age of Property:	Built 2013
Water Rates:	\$691.76 pa	Owners Corp:	\$2,737 pa
Rental Return:	\$570 - \$600 pw	Price Range:	\$750,000 - \$820,000
Land Size:	99 sqm	Terms:	Preferred Settlement Late Aug - early Sep 10% Deposit
Home Features:	4 Beds, 2 Bath, 1 Living, 3 Toilets, Separate Laundry, Decking with Pergola, 3 Balconies		
Fixtures & Fittings:	Boldly designed and brilliantly located, this 4-bedroom townhome offers a dream beachside lifestyle—morning swims, coffee on the balcony, and a short walk to the station. Quality finishes and three outdoor spaces make for easy, relaxed living.		
Local Schools:	Carrum Primary School	900 m	
	Patterson Lakes Primary School	1.9 Km	
	Patterson River Secondary College	1.7 Km	
Local Shops:	Aldi	800 m	
	Woolworths	1.7 Km	
	Coles	1.8 Km	
Public Transport:	Carrum Station	900 m	
	Bus Stop - Route 833 & 708	144 m	
Beach:	Carrum Beach	900 m	



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