



OBrien Real Estate

Property profile.

PRIVATE SALE

49 Tudor Court, **Edithvale**

Council Rates:	\$1,772.20 pa	Age of Property:	Built 2000
Water Rates:	\$704.32 pa	Owners Corp:	\$2,608 pa ph: 03 8673 5198
Rental Return:	\$540 - \$580 pw	Price Range:	\$770,000 - \$830,000
Land Size:	288 sqm	Terms:	Prefer 30-45-60 Days 10% Deposit

Home Features: 2 Beds, 1 Bath, 1 Living, 1 Toilet, Separate Laundry, 2 Garg, Pergola

Fixtures & Fittings: Renovated, brand new floorboards, soaring ceilings, brand new kitchen, quality appliances, stone benchtops, servery window, concrete-paved alfresco, split system heating and cooling, located close to schools/shops/golf course

Local Schools:	Edithvale Primary School	1.3 Km
	Aspendale Gardens Primary School	2.0 Km
	Mordialloc High School	4.2 Km

Local Shops:	Woolworths	3.4 km
	Coles	4.4 Km
	Golf Course	1.1 Km

Public Transport:	Edithvale Station	1.1 km
	Bus Stop - Route 858	262 m

Beach:	Edithvale Beach	1.6 km
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