



OBrien Real Estate

# Property profile.

## PRIVATE SALE

23 Leyland Drive, **Narre Warren**

|                       |                  |                         |                                     |
|-----------------------|------------------|-------------------------|-------------------------------------|
| <b>Council Rates:</b> | \$2272.14 pa     | <b>Age of Property:</b> | Built 2014                          |
| <b>Water Rates:</b>   | \$704.32 pa      | <b>Owners Corp:</b>     | N/a                                 |
| <b>Rental Return:</b> | \$610 - \$650 pw | <b>Price Range:</b>     | \$730,000 - \$790,000               |
| <b>Land Size:</b>     | 400 sqm          | <b>Terms:</b>           | Prefer 30-45-60 Days<br>10% Deposit |

**Home Features:** 4 Beds, 2 Bath, 2 Living, 1 Study, 2 Toilets, Separate Laundry, 2 Garg, 1 Extra Car Space,

**Fixtures & Fittings:** Covered alfresco, walk in pantry, stone benchtops, gas cooktops, large laundry, ducted heating and split system cooling, close to schools, shops and transport

|                       |                           |        |
|-----------------------|---------------------------|--------|
| <b>Local Schools:</b> | St Francis Xavier College | 1.7 Km |
|                       | Alkira Secondary College  | 2.2 Km |
|                       | Tulliallan Primary School | 1.2 Km |

|                     |            |        |
|---------------------|------------|--------|
| <b>Local Shops:</b> | Woolworths | 2.9 km |
|                     | Coles      | 4.8 Km |
|                     | Aldi       | 3.0 Km |

|                          |                      |        |
|--------------------------|----------------------|--------|
| <b>Public Transport:</b> | Berwick Station      | 5.0 km |
|                          | Bus Stop - Route 899 | 871 m  |



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