



O'Brien Real Estate

Property profile.

PRIVATE SALE

1/9 POULSON STREET **CARRUM**

Council Rates:	\$1,841.95 pa	Age of Property:	Built 1991
Water Rates:	\$704.32 pa	Owners Corp:	Inactive
Rental Return:	\$640 - \$680 pw	Price Range:	\$800,000 - \$880,000
Land Size:	231 sqm	Terms:	Prefer 20 th February 2026 10% Deposit

Home Features: 3 Beds, 1 Bath, 1 Living, Study Nook, 1 Toilets, Separate Laundry, 1 Garg, Decking

Fixtures & Fittings:

Beautifully renewed in a prized village-edge street, this 3-bedroom single-level villa delivers a refined, low-maintenance lifestyle with modern touches in all the right places and an owner's corporate-free setting you're bound to love. Shaped by light, proportion, and modern restraint, its interiors unfold to a life of ease, space and comfort, simply perfect for first-time buyers, investors and downsizers alike.

Local Schools:	Carrum Primary School	350 m
	Patterson Lakes Primary School	2.0 Km
	Patterson River Secondary College	1.3 Km

Local Shops:	Aldi	250 m
	Coles	1.5 Km
	Woolies	1.8 km

Public Transport:	Carrum Station	350 m
	Bus Stop - Route 708 & 833	100 m

Beach:	Carrum Beach	500 m
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