



OBrien Real Estate

Property profile.

PRIVATE SALE

7/8 Valetta Street **CARRUM**

Council Rates:	\$2,064.48 pa	Age of Property:	Built 2017
Water Rates:	\$704.32 pa	Owners Corp:	\$5,333.33 pa ph: 03 9597 0992
Rental Return:	\$610 - \$650 pw	Price Range:	\$795,000 - \$830,000
Terms:	Prefer 30-45-60 Days - 10% Deposit		

Home Features: 2 Beds, 2 Bath, 1 Living, 2 Toilets, 1 Garg, Decking, Terrace

Fixtures & Fittings: Oak floors, high ceilings, stone benchtops, double-glazed windows, ceiling fans, split system, European laundry, storage cage, close to schools/beach/shops/transport

Local Schools:	Carrum Primary School	700 m
	Patterson River Secondary College	1.7 Km
	Patterson Lakes Primary School	2.2 Km

Local Shops:	Aldi	450 m
	Coles	2.1 Km
	Woolworths	2.1 Km

Public Transport:	Carrum Station	600 m
	Bus Stop - Route 833	516 m

Beach:	Carrum Beach	450 m
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