



O'Brien Real Estate

Property profile.

PRIVATE SALE

1/89 McLeod Road **CARRUM**

Council Rates:	\$1,850.69 pa	Age of Property:	Built 2009
Water Rates:	\$704.32 pa	Owners Corp:	NO Active Body Corp
Rental Return:	\$600 - \$640 pw	Price Range:	\$690,000 - \$750,000
Land Size:	244 sqm	Terms:	Prefer 90-120 Days 10% Deposit

Home Features: 2 Beds, 1 Bath, 1 Living, 1 Toilet, Separate Laundry, 2 Carports (enclosed), Decking with Pergola

Fixtures & Fittings: Hardwood floors, stone benchtops, a covered deck above low-maintenance gardens, split-system comfort and semi ensuite. split-system AC.

Local Schools:	Carrum Primary School	0.8 Km
	Patterson River Secondary School	1.2 Km
	Patterson Lakes World of Learning	0.09 Km

Local Shops:	Woolworths & Coles	1.1 km
	Aldi	0.9 Km
	Gretel Coffee Roasters	230 m

Public Transport:	Carrum Station	1.0 km
	Bus Stop - Route 708 & 833	72 m

Beach:	Carrum Beach	1.1 km
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