



OBrien Real Estate

Property profile.

PRIVATE SALE

3/34 Canberra Street **CARRUM**

Council Rates:	\$1791.69 pa	Age of Property:	Built 2002
Water Rates:	\$704.32 pa	Owners Corp:	Just Insurance \$883.33pa
Rental Return:	\$660 - \$700 pw	Price Range:	\$840,000 - \$880,000
Land Size:	302 sqm	Terms:	Prefer 30-45-60-90 Days 10% Deposit

Home Features: 3 Beds, 1 Bath, 1 Living, 1 Toilet, 1 Garg, 2 Extra Car Spaces (not on title), Decking, Pergola, Garden Courtyard, Storage Shed

Fixtures & Fittings: High fences, retractable awning, quality appliances, two outdoor areas, walk in robe, split system in all three bedrooms, central split system air conditioning, sits at the end of a no through street, close to beach/shops/schools/transport

Local Schools:	Carrum primary School	1 Km
	Patterson Lakes Primary School	1.5 Km
	Patterson River Secondary College	1.3 Km

Local Shops:	Coles/Woolworths	1.4 km
	Aldi	1.3 Km
	Gretel Coffee Roasters	700 m

Public Transport:	Carrum Station	1.2 km
	Bus Stop - Route 833	400 m

Beach:	Carrum Beach	1.4 km
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Jo Barclay **0439 394 434**



Jasmyn Barclay **0404 803 967**