



O'Brien Real Estate

Property profile.

PRIVATE

2/4 Rigby Street **CARRUM**

Council Rates:	\$2,498.45 pa	Age of Property:	Built 2022
Water Rates:	\$704.32 pa	Owners Corp:	\$1,875 pa ph: 0403 818 144
Rental Return:	\$810 - \$850 pw	Price Range:	\$995,000 - \$1,040,000
Land Size:	190 sqm	Terms:	Vacant 23 Apr Tenant may move early 10% Deposit

Home Features: 3 Beds, 3 Bath, 1 Living, 3 Toilets, Euro Laundry, 2 Garg, Decking

Fixtures & Fittings: High square-set ceilings, natural light, stone waterfall counters, custom designed cabinetry, split system units in every bathroom and living space, close to schools/shops/beach

Local Schools:	Carrum Primary School	900 m
	Patterson River Secondary College	1.4 Km
	Patterson Lakes Primary School	1.5 Km

Local Shops:	Aldi	900 m
	Coles	1.4 Km
	Woolworths	1.5 Km

Public Transport:	Carrum Station	900 m
	Bus Stop - Route 708 & 833	150 m

Beach:	Carrum Beach	1.1 km
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Jo Barclay **0439 394 434**



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