



OBrien Real Estate

Property profile.

PRIVATE SALE

6/104 Broderick Street **CARRUM DOWNS**

Council Rates:	\$2,016.50 pa	Age of Property:	Built 2011
Water Rates:	\$704.32 pa	Owners Corp:	\$1,460 pa ph: 03 9775 4676
Rental Return:	\$580 - \$620 pw	Price Range:	\$660,000 - \$720,000
Land Size:	258 sqm	Terms:	Prefer 30-45-60 Days 10% Deposit

Home Features: 3 Beds, 2 Bath, 2 Living, 2 Toilets, Separate Laundry, 2 Garg

Fixtures & Fittings: Open plan living, high quality appliances, large bench and storage space, alfresco, paved terrace, ensuite and walk in robe in main bedroom, ducted heating, split system air conditioning, rainwater tank, storage shed, close to schools/transport/shops

Local Schools:	St Joachim's Catholic Primary School	800 m
	Carrum Downs Secondary College	3.2 Km
	Banyan Fields Primary School	2.3 Km

Local Shops:	Carrum Downs Shopping Centre & Woolies	1.4 km
	Aldi	1.8 Km
	Coles	3.2 Km

Public Transport:	Bus Stop - Route 901	440 m
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