



OBrien Real Estate

Property profile.

PRIVATE SALE

60 Elmhurst Road **BLACKBURN**

Council Rates:	\$1,855.45 pa	Age of Property:	Built 1998
Water Rates:	\$791.92 pa	Owners Corp:	No Active Owners Corp
Rental Return:	\$750 - \$800 pw	Price Range:	\$1,100,000 - \$1,200,000
Land Size:	283 sqm	Terms:	Prefer 30-45-60Days 10% Deposit
Home Features:	3 Beds, 2 Bath, 1 Living, 2 Toilets, Separate Laundry, 2 Garg, Courtyard		
Fixtures & Fittings:	Beautifully maintained and well-positioned, this single level home is located opposite parkland and within close proximity to train stations, public transport, schools, shopping centres and walking tracks. Gas ducted heating, split system cooling, gas cooktop, electric oven,		
Local Schools:	Box Hill High School	700 m	
	Blackburn High School	1.3 Km	
	Blackburn Primary School	1.2 Km	
Local Shops:	Woolworths	1.2 km	
	Coles	1.3 Km	
	Blackburn Shopping Centre	1.4 Km	
Public Transport:	Blackburn Station	800 m	
	Bus Stop - Route 271	200 m	



Jo Barclay **0439 394 434**



Jasmyn Barclay **0404 803 967**