



OBrien Real Estate

Property profile.

PRIVATE SALE

25a CHURCH ROAD **CARRUM**

Council Rates:	\$3,037.38 pa	Age of Property:	Built 2023
Water Rates:	\$704.32 pa	Owners Corp:	N/a
Rental Return:	\$1,400 - \$1,550 pw	Price Range:	\$2,000,000 - \$2,200,000
Land Size:	563 sqm	Terms:	Prefer 30-45-60-90 Days 10% Deposit

Home Features: 4 Beds, 3 Bath, 3 Living, 1 Study, 3 Toilets, Separate Laundry, 2 Garg, 1 Extra Car Spaces, Balcony, Alfresco, In-ground Pool

Fixtures & Fittings: Multi-zoned refrigerated heating/cooling, hydronic heating, double glazing, alarm system, skylights to all bathrooms, storage shed, rainwater tank, mudroom, comprehensive smart-home automation throughout

Local Schools:	Carrum Primary School	300 m
	Patterson River Secondary College	800 m
	Patterson Lakes Primary School	2.6 Km

Local Shops:	Woolworths	2.4 km
	Aldi	800 m
	Coles	2.5 Km

Public Transport:	Carrum Station	600 m
	Bus Stop - Route 708	200 m

Beach:	Carrum Beach	800 m
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