



O'Brien Real Estate

Property profile.

AUCTION: Saturday 28th Feb at 12:30pm

1/1 Smith Street CARRUM

Council Rates:	\$1,814.69 pa	Age of Property:	Built 1984
Water Rates:	\$704.32 pa	Owners Corp:	No Active Body Corp
Rental Return:	\$700 - \$750 pw	Price Range:	\$900,000 - \$990,000
Land Size:	343 sqm	Terms:	Prefer 60-90 Days (B4 29/05) 10% Deposit

Home Features: 3 Beds, 1 Bath, 1 Living, 2 Toilets, Separate Laundry, 2 Garg, 1 Extra Car Space

Fixtures & Fittings: Floor to ceiling S-sheer curtains, Ducted gas heating and refrigerated aircon in every room, Double lock up garage offers rear garden access and space for a third car in front, LED strip lighting, pull out kitchen tap and ABI tapware

Local Schools:	Carrum Primary School	450 m
	Patterson Lakes Primary School	1.8 Km
	Patterson River Secondary College	1.2 Km

Local Shops:	Aldi	500 m
	Woolworths	1.7 Km
	Coles	1.8 Km

Public Transport:	Carrum Station	600 m
	Bus Stop - Route 833	100 m

Beach:	Suburb Beach	700 m
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