



OBrien Real Estate

ADDITIONAL INFORMATION

37 Einstein Avenue, Mulgrave

98 South Parade, Blackburn - (03) 9894 2044

obre.com.au/blackburn



AUCTION

\$900,000 - \$990,000

23rd May @ 1:00pm | Deposit 10%

SALE INFORMATION



Settlement: **30, 60, 90 days**

Tenancy: **Vacant**

PROPERTY DETAILS



Year Built: **1966 approx**

Land Size: **654m²**

Council: **Monash**

FINANCIALS



Council Rates: **\$2,061 annually**

Water Rates: **\$193 quarterly**

Owners Corp: **N.A.**

Rent Approx: **\$750-\$820 weekly**

ADDITIONAL FEATURES & NOTES



Renovations: **Painting & Carpet**

Heating: **Split, Ducted**

Cooling: **Split, AC, Evaporative**

Primary School: **Albany Rise**

High School: **Wellington Secondary**

Anthony Molinaro

0411 061 796



Timothy Jagger

0491 121 560



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