



O'Brien Real Estate

Property profile.

PRIVATE SALE

31/4 Paydon Way **HAMPTON PARK**

Council Rates:	\$1,705.00 pa	Age of Property:	Built 2004
Water Rates:	\$704.32 pa	Owners Corp:	\$2,035.88 pa ph: 1300 887 695
Rental Return:	\$470 - \$500 pw	Price Range:	\$540,000 - \$590,000
Land Size:	267 sqm	Terms:	Prefer 30-45-60 Days 10% Deposit

Home Features: 2 Beds, 1 Bath, 1 Living, 1 Toilet, Separate Laundry, 1 Garage

Fixtures & Fittings: Situated to the rear of a gated complex, opposite parkland, master with walk in robe, two other bedrooms with built in robes, two separate living areas, ducted heating, gas cooking, single lock up garage, rear yard with garden shed, close to

Local Schools:	Hampton Park Secondary College	2.2 Km
	Kilberry Valley Primary School	300 m
	Coral Park Primary School	1.8 Km

Local Shops:	Hampton Park Shopping Square	1.4 km
	Woolworths	1.4 Km
	Coles	3.9 Km

Public Transport:	Hallam Station	2.5 km
	Bus Stop - Route 894	400 m



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