



OBrien Real Estate

Property profile.

PRIVATE SALE

26 Woodright Circuit **CRANBOURNE**

Council Rates:	\$1,905.38 pa	Age of Property:	Built 2015
Water Rates:	\$704.32 pa	Owners Corp:	\$1,440 pa ph: (03) 9775 4676
Rental Return:	\$520 - \$560 pw	Price Range:	\$670,000 - \$690,000
Land Size:	295 sqm	Terms:	Lease Exp. 13 th Sep 10% Deposit

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

Fixtures & Fittings: Open plan living, stone-topped kitchen, high quality appliances, private terrace, split system air conditioning, ducted heating, excellent storage, LED downlights, glass sliding doors, double garage with internal access, storage shed, close to shops/transport/schools

Local Schools:	Cranbourne West Secondary College	1.7 Km
	Cranbourne West Primary School	1.7 Km
	St Peters College	700 m

Local Shops:	Woolworths & Coles	1.2 km
	Cranbourne Shopping Centre	2.4 Km
	Amstel Club	500 m

Public Transport:	Cranbourne Station	3.1 km
	Bus Stop - Route 791 & 760	482 m



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