



OBrien Real Estate

Property profile.

PRIVATE SALE

1 MANNA GUM DRIVE PAKENHAM

Council Rates:	\$2,051.12 pa	Age of Property:	Built 2005
Water Rates:	\$614.52 pa	Owners Corp:	N/a
Rental Return:	\$540 - \$580 pw	Price Range:	\$699,950 - \$730,000
Land Size:	576 sqm	Terms:	Prefer 30-45-60 Days 10% Deposit

Home Features: 4 Beds, 2 Bath, 2 Living, 2 Toilets, Separate Laundry, 2 Garg, 1 Extra Car Spaces, Decking

Fixtures & Fittings: Ducted heating, split-system air conditioning, a rainwater tank, and a double garage

Local Schools:	Pakenham Hills Primary School	0.4 Km
	Pakenham Secondary School	2.7 Km
	Beaconnhills College	2.7 Km

Local Shops:	Cardinia Lakes Shopping Centre	1.6 km
	Main Street Shopping	3.6 Km
	Bunnings	5.1 Km

Public Transport:	Pakenham Station	4.8 km
	Bus Stop - Route 840	150m



Jo Barclay **0439 394 434**



Jasmyn Barclay **0404 803 967**