



O'Brien Real Estate

Property profile.

PRIVATE SALE

25 Leyland Drive NARRE WARREN SOUTH

Council Rates:	\$2,387.14 pa	Age of Property:	Built 2016
Water Rates:	\$704.32 pa	Owners Corp:	N/a
Rental Return:	\$585 pw	Price Range:	\$790,000
Land Size:	400 sqm	Terms:	Lease Expires 20/09/2026 10% Deposit

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

Fixtures & Fittings: Covered alfresco, walk in pantry, stone benchtops, gas cooktops, large laundry, ducted heating and split system cooling, close to schools, shops and transport

Local Schools:	St Francis Xavier College	1.7 Km
	Alkira Secondary College	2.2 Km
	Tulliallan Primary School	1.2 Km

Local Shops:	Woolworths	2.9 km
	Coles	4.8 Km
	Aldi	3.0 Km

Public Transport:	Berwick Station	5.0 km
	Bus Stop - Route 899	871 m



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