



OBrien Real Estate

ADDITIONAL INFORMATION

304/399 Manningham Road, Doncaster

98 South Parade, Blackburn - (03) 9894 2044

obre.com.au/blackburn



PRIVATE SALE

\$1,000,000 - \$1,100,000

Deposit 10%

SALE INFORMATION



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

Tenancy: **Vacant**

PROPERTY DETAILS



Year Built: **2021 approx**

Land Size: **126m²**

Parking: **2 Car Spaces**

Storage: **Cage**

Council: **Manningham**

FINANCIALS



Council Rates: **\$1,572 annually**

Water Rates: **\$275 quarterly**

Owners Corp: **\$2,100 quarterly**

Rent Approx: **\$840-\$920 weekly**

ADDITIONAL FEATURES & NOTES



Heating: **Split System**

Cooling: **Split System**

Primary School: **Templestowe Heights**

High School: **Templestowe College**

Anthony Molinaro

0411 061 796



Timothy Jagger

0491 121 560



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