



OBrien Real Estate

Property profile.

PRIVATE SALE

230 Gladesville Boulevard **PATTERSON LAKES**

Council Rates:	\$TBA pa	Age of Property:	Built 1980 (possibly)
Water Rates:	\$704.32 pa	Owners Corp:	N/a
Rental Return:	\$880 - \$920 pw	Price Range:	\$3,000,000
Land Size:	1,403 sqm	Terms:	Prefer 30-45-60-90 Days 10% Deposit

Home Features: 4 Beds, 2 Bath, 3 Living, 3 Toilets, Separate Laundry, 2 Garg, Decking, Pergola

Fixtures & Fittings: 1,403sqm, prime canal-fronting land, private boat mooring, opportunity to develop, alfresco, classic laminate kitchen, upgraded appliances, close to schools/shops/transport/beach

Local Schools:	Patterson Lakes Primary School	1 Km
	Carrum primary School	1.9 Km
	Patterson River Secondary College	1.8 Km

Local Shops:	Coles/Woolworths	1.2 km
	Aldi	2.4 Km
	Gretel Coffee Roasters	1.8 Km

Public Transport:	Carrum Station	2.2 km
	Bus Stop - Route 857	100 m

Beach:	Carrum Beach	2.4 km
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