

obrien

Property Profile

Private Sale
64 Graf Road **Somerville**

Council Rates: \$1,576.70 pa

Water Rates: \$740.24

Rental Appraisal: \$640 - \$680 pw

Land Size: 303 sqm

Age of Property: Built 2015

Owners Corp: \$1,580 pa Ph: 03 9775 4676

Price Range: \$730,000 - \$800,000

Terms: Prefer 30-45-60 days
10% Deposit

Home Features: 3 Beds, 2 Bath, 2 Living, 3 Toilets, Sep Laundry, 2 Garage, 2 Extra Car Space, Pergola

Fixtures & Fittings: Located in the heart of Somerville, double storey, two living areas, powder room, hostess kitchen, stainless steel appliances, gas cooking, full sized laundry, low maintenance rear yard, under cover alfresco area, ducted heating, close to schools/transport/shops

Local Schools: Somerville Rise Primary 250 m
St Brendan's Primary 350 m
Somerville Secondary 500 m

Local Shops: Woolworths 1.3 km
Somerville Shopping Centre 900 m
Aldi 1.8 km

Public Transport: Suburb Station 1.5 km
Bus Stop – Route 000 1 km



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for Section 32



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