



O'Brien Real Estate

Property profile.

PRIVATE SALE

44 Woodbine Grove **CHELSEA**

Council Rates:	\$2,595.07pa	Age of Property:	Built 1912
Water Rates:	\$704.32 pa	Owners Corp:	N/a
Rental Return:	\$550 - \$590 pw	Price Range:	\$1,220,000 - \$1,250,000
Land Size:	981 sqm	Terms:	Prefer 60-90-120-150-180 Days 10% Deposit

Home Features: 2 Beds, 1 Bath, 1 Living, Dining Area, 1 Toilet, Separate Laundry

Fixtures & Fittings: 980sqm, wide frontage, level and superbly positioned, immediate rental appeal, established gardens, spacious rear yard, wide frontage, close to schools/shops/transport/beach

Local Schools:	Chelsea Primary School	250 m
	St Josephs Primary School	450 m
	Patterson River Secondary College	4.5 Km

Local Shops:	Chelsea Village	700 m
	Woolworths	1 km
	Aldi	3 Km

Public Transport:	Chelsea Station	700 m
	Bus Stop - Route 857	300 m

Beach:	Chelsea Beach	850 m
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