



OBrien Real Estate

Property profile.

PRIVATE SALE

2 Erinka Crescent **PATTERSON LAKES**

Council Rates:	\$1,958.08 pa	Age of Property:	Built 1993
Water Rates:	\$704.32 pa	Owners Corp:	N/a
Rental Return:	\$700 - \$740 pw	Price Range:	\$825,000 - \$880,000
Land Size:	466 sqm	Terms:	Prefer 30-45-60 Days 10% Deposit

Home Features: 3 Beds, 1 Bath, 2 Toilets, 2 Living, Separate Laundry, 2 Garg, 1 Carports, Decking

Fixtures & Fittings: Renovated, full height fencing, deep timber-tanned floors, premium appliances, subway-tiled splashback, full sized laundry, covered alfresco, additional outdoor sitting area, built in robes in each bedroom, split system air conditioning, LED downlight, premium blinds, refurbished roof, close to schools/transport/shops

Local Schools:	Patterson Lakes primary School	700 m
	Carrum Primary School	2.9 Km
	Chelsea Primary School	5 Km

Local Shops:	Woolworths/Coles	900 m
	Aldi	2.8 Km
	Gretel Coffee Roasters	2.1 Km

Public Transport:	Carrum Station	2.9 km
	Bus Stop - Route 708	1 Km

Beach:	Carrum Beach	3 km
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