



OBrien Real Estate

Property profile.

PRIVATE SALE

3/54 Catherine Avenue **CHELSEA**

Council Rates:	\$2,090.58 pa	Age of Property:	Built 2017
Water Rates:	\$704.32 pa	Owners Corp:	\$1,720 pa
Rental Return:	\$560 - \$600 pw (Currently Periodic Lease)	Price Range:	\$750,000 - \$820,000
Land Size:	181 sqm	Terms:	Prefer 60-90-120 Days 10% Deposit

Home Features: 2 Beds, 1 Bath, 1 Living, 1 Toilet, Separate Laundry, 1 Gar, Pergola

Fixtures & Fittings: Soaring ceilings, natural light, open plan layout, timber toned floors, 40mm stone drapes, quality appliances, abundance of storage, stacking sliding doors, covered terrace, rainwater tank, storage shed, twin vanity bathroom, large laundry, refrigerated

Local Schools:	Chelsea Primary School	400 m
	St Joseph Primary School	600 m
	Patterson River Secondary College	4.7 Km

Local Shops:	Woolworths	1 km
	Aldi	3.2 Km
	Chelsea Shops	1 Km

Public Transport:	Chelsea Station	450 m
	Bus Stop - Route 857	350 m

Beach:	Chelsea Beach	900 m
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