



OBrien Real Estate

Property profile.

PRIVATE SALE

2/16 Cannes Avenue **BONBEACH**

Council Rates:	\$2,598.10 pa	Age of Property:	Built 2022
Water Rates:	\$704.32 pa	Owners Corp:	\$2,360 pa approx.
Rental Return:	\$880 - \$920 pw	Price Range:	\$1,000,000 - \$1,100,000
Land Size:	167 sqm	Terms:	Prefer 30-45-60 Days 10% Deposit

Home Features: 4 Beds, 2 Bath, 2 Living, 3 Toilets, Separate Laundry, 1 Garg, 1 Extra Car Spaces

Fixtures & Fittings: Automatic security gate, Crimsafe security doors front & back, 4 x Reolink security cameras and video intercom, Scandinavian timber floors, Bosch kitchen appliances, Double glazed windows & sliding doors, Downstairs powder room, Excellent storage throughout, Secure auto single garage, Multiple split system heating/cooling, Synthetic grass for low-maintenance outdoor living and Automatic sprinkler system

Local Schools:	St Josephs Primary School	1.2 Km
	Cheslea Primary School	1.5 Km
	Patterson Lakes Secondary College	3.3 Km

Local Shops:	Woolworths	1.8 km
	Bonbeach Tuckshop & Grocer	450 m
	Aldi	1.5 Km

Public Transport:	Bonbeach Station	200 m
	Bus Stop - Route 857	130 m

Beach:	Bonbeach	600 m
---------------	----------	-------



Jo Barclay **0439 394 434**



Jasmyn Barclay **0404 803 967**