



OBrien Real Estate

Property profile.

PRIVATE SALE

11 Palmerston Road **Lysterfield**

Council Rates:	\$2,153.75 pa	Age of Property:	Built 1993
Water Rates:	\$740.24 pa	Owners Corp:	N/a
Rental Return:	\$780 - \$820 pw	Price Range:	\$950,000 - \$1,045,000
Land Size:	571 sqm	Terms:	Prefer 30-45-60-90 Days 10% Deposit

Home Features: 4 Beds, 2 Bath, 2 Living, 2 Toilets, Separate Laundry, 2 Garg, 2 Extra Car Spaces, Decking, Pergola, swim spa.

Fixtures & Fittings: Light timber-toned flooring, quality kitchen appliances, ceiling fans to all bedrooms, ducted heating, evaporative cooling, covered alfresco deck, bamboo privacy screening, swim spa, spacious, family-friendly backyard, established landscaped gardens, and plumbed salon-style studio within the garage

Local Schools:	Lysterfield Primary School	600 m
	Karoo Primary School	1.7 Km
	Rowville Secondary College	2.3 Km

Local Shops:	Stud Park Shopping Centre	4.8 km
	Woolworths	5.1 Km
	Aldi	4.2 Km

Public Transport:	Ferntree Gully Station	4.3 km
	Bus Stop - Route 691	600 m



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