

# obrien

## Property Profile.

Private Sale  
2 Liberty Court **St HELENA**

**Council Rates:** \$2,606.06 pa

**Water Rates:** \$823.32 pa

**Rental Appraisal:** \$920 - \$980 pw

**Land Size:** 651 sqm

**Age of Property:** Built 1989

**Owners Corp:** N/a

**Price Range:** \$1,200,000 - \$1,320,000

**Terms:** Prefer 30-45-60-90  
10% Deposit

**Home Features:** 4 Beds, 2 Bath, 2 Living, 2 Toilets, Sep Laundry, 2 Garage, 2 Extra Car Space, Decking, Pergola

**Fixtures & Fittings:** Quiet Cul-de-sac location, renovated ensuite with twin vanity, kitchen with stone waterfall benchtop, quality blinds, evaporative cooling & gas ducted heating, double garage, all on one level, north-facing alfresco deck off the kitchen & living area overlooking a fully enclosed leafy garden with lawn area. Short walking distance to schools, shops and public transport.

**Local Schools:** St Helena Secondary College 650 m  
Glen Katherine Primary School 1 km  
Plenty Valley Montessori School 1.3 km

**Local Shops:** St Helena Marketplace 1.2 km  
Diamond Creek Shopping Centre 2.8 km  
Eltham Village 4 km

**Transport:** Diamond Creek Station 2.7 km  
Bus Stop – Route 343 & 580 240m



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for Section 32



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