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Property Profile.

Private Sale

45a Valetta Street **CARRUM**

Council Rates:	$2,178.66 pa	**Age of Property:**	Built 2003
Water Rates:	$740.24 pa	**Owners Corp:**	N/a
Rental Appraisal:	$620 - $660 pw	**Price Range:**	$720,000 - $770,000
Land Size:	223 sqm	**Terms:**	Prefer 30-45-60-90 10% Deposit

Home Features: 2 Beds, 1 Bath, 2 Living, 1 Toilets, Sep Laundry, 1 Garage, 1 Extra Car Space, Pergola

Fixtures & Fittings: Own title, street frontage & NO Owners Corporation! Freshly painted 2-bedroom home with new carpets, 2 living areas, timber floors, kitchen with dishwasher, built-in robes, semi-ensuite bathroom, private deck between bedrooms, ducted heating, split-system cooling, tidy low-maintenance gardens, outdoor entertaining, remote garage & additional parking. Close to beach, shops & station.



Local Schools:	Carrum Primary	400 m
	Patterson Lakes Primary	2 km
	Patterson River Secondary	1.6 km
Local Shops:	Gretel Coffee Roasters	600 m
	Aldi	160 m
	Woolworths	1.9 km
Transport:	Carrum Station	200 m
	Bus Stop – Route 857	140 m
Beach:	Carrum Beach	400 m

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