obrien

Property Profile.

Private Sale

3/2 True Avenue **CARRUM**

Council Rates:	$2,238.69 pa	**Age of Property:**	Built 1998
Water Rates:	$740.24	**Owners Corp:**	Only Insurance $1,805.07pa
Rental Appraisal:	$590 - $630 pw	**Price Range:**	$790,000 - $850,000
Land Size:	153 sqm	**Terms:**	Prefer 30-45-60-90-120 10% Deposit

Home Features: 2 Beds, 2 Bath, 2 Living, 2 Toilets, Sep Laundry, 1 Garage, 1 Carport, Balcony, Decking, Pergola

Fixtures & Fittings: Riverside townhouse in peaceful no-through road with Patterson River at the end, elevated balcony with river views, cathedral ceilings, renovated kitchen, downstairs bathroom & laundry, 2 bedrooms, 2 bathrooms, 2 living areas, timber floors, built-in robes, reverse-cycle heating & cooling, private courtyard, remote garage & carport. No active Owners Corporation meetings, annual shared building insurance only.



Local Schools:	Carrum Primary	1.2 km
	Patterson Lakes Primary	1.7 km
	Patterson River Secondary	2.4 km
Local Shops:	Gretel Coffee Roasters	350 m
	Aldi	950 m
	Woolworths	1.6 km
Transport:	Carrum Station	1 km
	Bus Stop – Route 708, 833, 857	350 m
Beach:	Carrum Beach	1.2 km

Scan QR Code for Section 32

Scan QR Code to see Listing

Jo Barclay | 0439 394 434

Jas Barclay | 0404 308 967