



OBrien Real Estate

Property profile.

PRIVATE SALE

5/15 Graham Road, **CARRUM**

Council Rates:	\$1,381.18 pa	Age of Property:	Built Oct 2024
Water Rates:	\$691.76 pa	Owners Corp:	\$1,436 pa
Rental Return:	\$530 - \$560 pw	Price Range:	\$750,000 - \$820,000
Land Size:	225 sqm	Terms:	Prefer Settlement Aug/ Sep 10% Deposit

Home Features: 2 Beds, 2 Bath, 1 Living, 2 Toilets, Separate Laundry, 1 Garg, Entertaining Deck

Fixtures & Fittings: Landscaped gardens, oak floors underfoot, oversized double-glazed windows, bosh-equipped kitchen, stone benchtops, deck, split-system air conditioning, fitted seperate laundry, rainwater tank, storage shed, close to schools/transport/shops/
beach

Local Schools: Carrum Primary School 700 m
Patterson Lakes Primary School 1.7 Km
Patterson River Secondary College 1.3 Km

Local Shops: Aldi 700 m
Coles 1.6 Km
Woolworths 1.5 Km

Public Transport: Carrum Station 800 m
Bus Stop - Route 833 & 708 181 m

Beach: Carrum Beach 1.0 km



Jo Barclay **0439 394 434**



Jasmyn Barclay **0404 308 967**