



OBrien Real Estate

# Property profile.

## PRIVATE SALE

4 Norfolk Pine Crescent, **Somerville**

<b>Council Rates:</b>	\$1,496.75	<b>Age of Property:</b>	Built 2014
<b>Water Rates:</b>	\$691.76	<b>Owners Corp:</b>	\$1,468 pa (\$376.00 per ¼)
<b>Rental Return:</b>	\$550 - \$570 pw	<b>Price Range:</b>	\$700,000 - \$770,000
<b>Land Size:</b>	214 sqm	<b>Terms:</b>	Prefer 30-45-60 Days 10% Deposit
<b>Home Features:</b>	3 Beds, 2 Bath, 2 Living, 3 Toilets, 2 Garage		
<b>Fixtures &amp; Fittings:</b>	Stone finished kitchen, premium stainless-steel appliances, covered alfresco terrace, walk-in robe, twin-vanity ensuite, split system air conditioning, ducted heating, close to schools/shops/train station		
<b>Local Schools:</b>	Somerville Rise Primary School	350 m	
	Somerville Secondary College	600 m	
	Somerville Primary School	2.1 Km	
<b>Local Shops:</b>	Woolworths	1.4 km	
	Coles	1.0 Km	
	Aldi	1.8 Km	
<b>Public Transport:</b>	Somerville Station	1.6 km	
	Bus Stop - Route 782 & 783	728 m	



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