

# Property Profile

## 101/2 Olive York Way, Brunswick West



### Key Features

- Highly commutable location
- Modern kitchen and bathroom
- Large undercover balcony
- Secure car space with storage cage
- Secure intercom access
- Bright and light apartment

### Recreational Amenities

- Moonee Ponds Creek Trail
- Dunstan Reserve
- Moonee Valley Racecourse
- Melville Rd Shops

### Café and Restaurants

- Lolo and Wren
- Rude Boy Burger
- Mister and Missus M cafe
- John Gorilla
- Roy's On Melville
- Terranova Pizza Cafe

### Internal Size

- 56.3 sqm approx.

### Rental Return

- \$ 1,390 pcm
- Currently leased until 01/05/18

### Transport

- Route 58 tram – West Coburg to Toorak
- Route 55 tram – West Coburg to Royal Botanical Gardens
- Route 503 bus – Brunswick East to Essendon
- Anstey train station
- Citylink

### Schools

- Brunswick North West Primary School
- St Joseph's School
- Brunswick South West Primary School
- Brunswick North Primary School
- Moonee Ponds Primary School

### Settlement

Preferred 30 / 60 Days

### Moreland Council Rates

Approx \$932 per annum

### Yarra Valley Water Rates

Approx \$614 per annum

### Body Corporate Rates

Approx \$2,076 per annum

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All information herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly all interested parties should make their own enquiries. All measurements and figures are approximate only.