



6/87 Mitchell Street BENTLEIGH

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Bentleigh's Sweetest 2 Bedroom Deal

For Sale: \$520,000-\$540,000

6/87 Mitchell Street, Bentleigh offers the ultimate address for total convenience.

Located just a few steps from all the benefits of living off cosmopolitan Centre Road near the Train Station, this ground level 2 bedroom unit, in an immaculate 1970's block, will make a superb entry level home or investment.

The perfect floorplan includes wide inviting entry hall, both bedrooms are large with robes, the living room has a balcony and the kitchen and bathroom are in excellent condition. Added bonuses include gas heating and a private car space on title.

Important information:

Council rates: \$311 per 3 months

South East Water - \$238 per 3 months approx

Owner Corp fees - \$602 per 3 months - No building issues or levies pending

Rental value - \$500 per week approx

Peter Fein

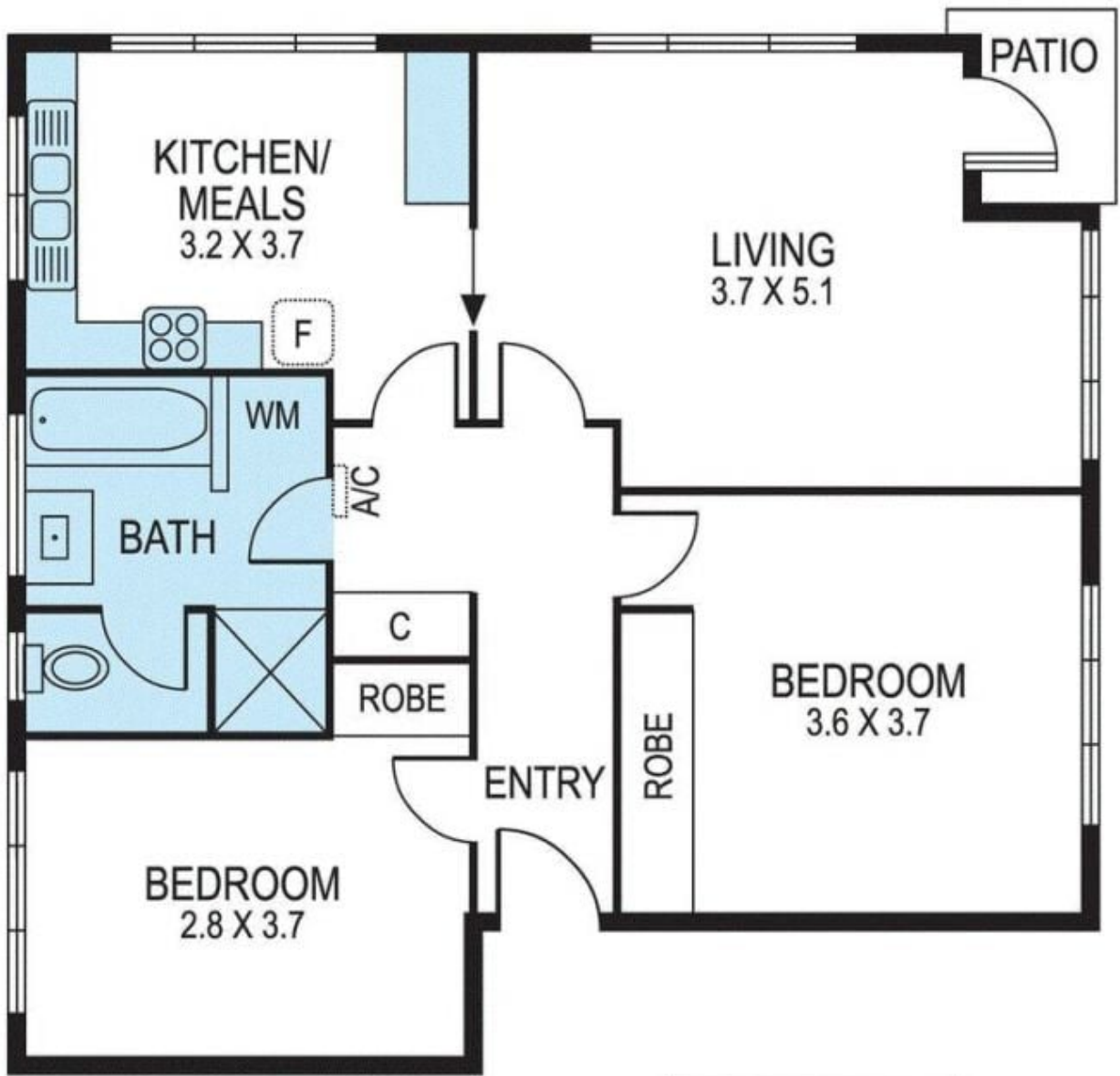
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(NOT IN POSITION)