



woodards 

16 Reuben Court, Blackburn South

Additional information

Council Rates: \$1,958pa
Neighbourhood Residential Zone Schedule 3
Significant Landscape Overlay Schedule 9
Gas heating – lounge to kitchen
Two air-conditioning units
Formal lounge room
Spacious family room
S/steel oven - Technika
Chef 4 burner ceramic cooktop
Dishwasher – Fisher and Paykel
Sunroom
Veggie garden
Garden shed
10,000 litre water tank with pump
Enclosed carport
Concrete stumps

External size

Land size: 847sqm approx.

Agent's Estimate of Selling Price \$1,050,000 - \$1,100,000
Median House Price \$1,170,000 (REIV March 2020)

Close proximity to ...

Schools Orchard Grove Primary School (zone) – 900m
Burwood East Primary School – 1.9km
Forest Hill College (zone) – 2.4km
Deakin University – 3.6km

Shops Burwood Brickworks Shopping Centre – 2.3km
Burwood One Shopping Centre – 1.6km
Blackburn South Shopping Centre – 3.5km
Forest Hill Chase – 2.3km

Parks Wurundjeri Wetlands – back gate
Eley Park – 1km
Orchard Grove Reserve – 950m
Bob Saker Oval, Forest Hill – 2.5km

Transport Bus route 735 – Box Hill to Nunawading – 260m
Bus route 736 - Mitcham - Blackburn via Vermont
South & Glen Waverley & Forest Hill - 500m
Route 75 tram – Vermont South – Ethiad Stadium
Docklands – 1.6km

Rental Estimate

\$450 per week approx.

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Settlement

60 days or any other such terms that have been agreed to in writing by the vendor

Method

Deadline Private Sale – Offers Closing Monday 15th June 6pm



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or **enquires@oaic.gov.au**.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.