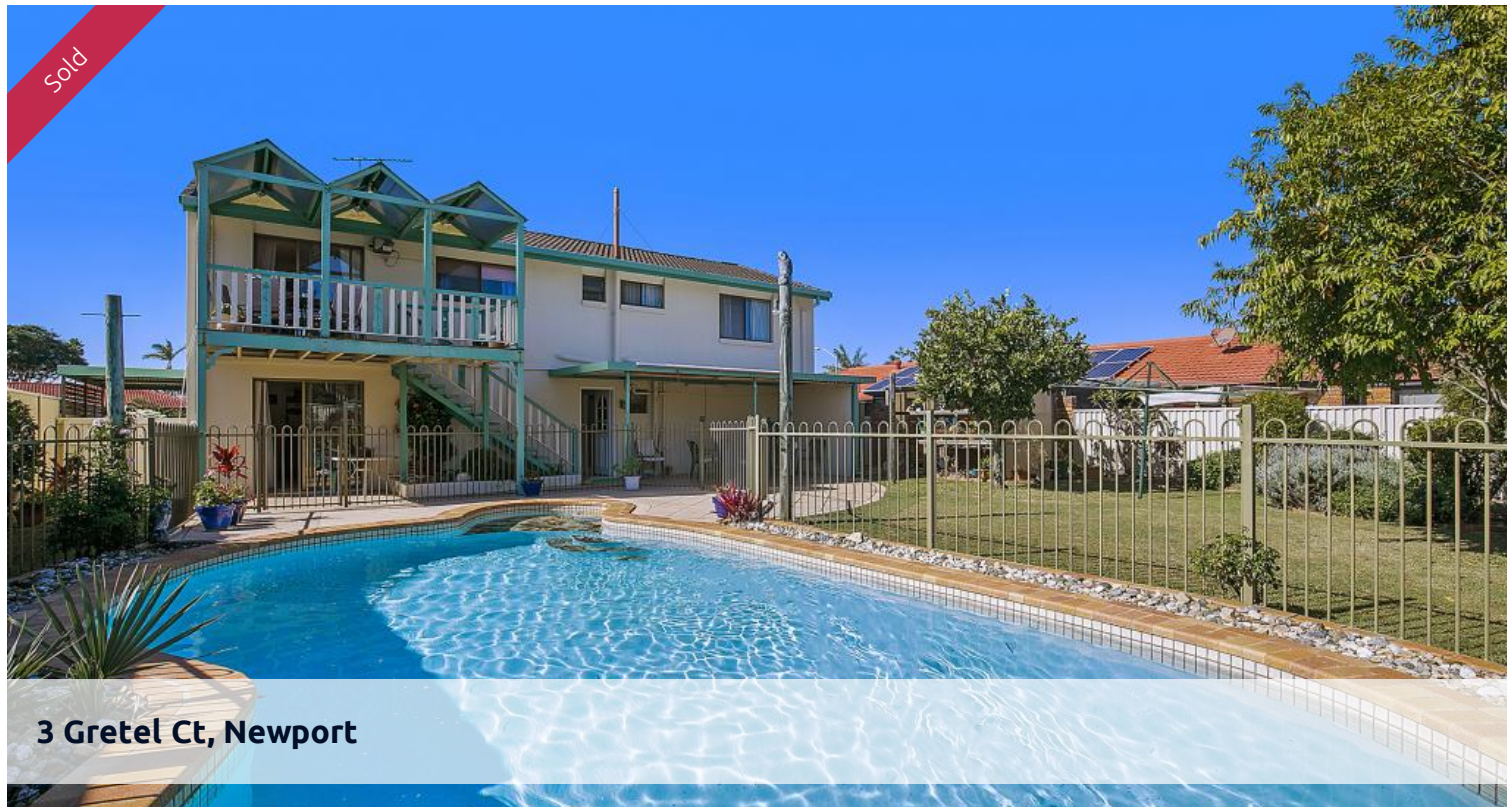


Sold



3 Gretel Ct, Newport



### Exclusive Location – Rare Opportunity!

Located in an exclusive and private cul-de-sac super close to the waterfront this one is an absolute cracker. The home has been well cared for by the current owner who has resided her for over 30 years. The time has come however to downsize, and the opportunity is being presented for you to call this amazing home yours.

The location is perfect for taking advantage of the Peninsula lifestyle with the waterfront just 150 meters away. Kilometres of walking tracks, boat ramps, shops, schools, public transport, parklands and beachside cafés are all nearby.

Not only is the location family friendly – the home is too. There is ample space inside and out to create great memories and to watch the family grow. This is a home with scope and versatility to be able to adapt with you and your needs.

The home features:

#### UPSTAIRS

- Cathedral ceilings to the formal lounge.
- Immaculate 2-way kitchen with gas cooktop, electric oven, grill, rangehood, dishwasher, double basin sink, breakfast bar and decent storage. this space also boasts modern bamboo flooring
- Dining room adjoins the kitchen. This space leads to the covered outdoor entertainment deck overlooking the yard and pool.
- 3 bedrooms with built in robes and ceiling fans. The master bedroom is spacious and has an ensuite with a shower over the bath and a toilet
- Family bathroom with shower and toilet

#### DOWNSTAIRS

- Internal stairs link the two levels of the home. The entire downstairs is over 2.4 meters allowing room to legally create dual living or additional bedrooms if required

4 bedrooms 3 bathrooms 3 car spaces 674 m2

<b>Price</b>	SOLD for \$950,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1615
<b>Land Area</b>	674 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737



- 4<sup>th</sup> bedroom or home office
- Large rumpus/2<sup>nd</sup> living area. This space flows to the backyard
- 2 car lock up garage with great storage and workshop space. One of the garage doors has a remote control door and there is internal access into the home
- Laundry
- Full bathroom with shower and toilet

Extras:

- Fully fenced 674sqm block
- Side access to the backyard with room for a shed, boat, caravan or additional vehicles
- 1 car carport at the side of the home again, great for the toys
- Establish gardens include lots of grass for the kids and pets to play
- Large inground pool with new chlorinator and filter equipment
- Covered entertainment area overlooking the pool
- Solar power and solar hot water to help with the bills
- Private and quiet cul-de-sac position

The home has been well cared for and is move in ready. It would be a great home to raise a family in as the floor plan is generous with a variety of living options. Alternatively, there is scope to add your own touch and plenty of value to the home in this highly sought-after neighbourhood.

Motivated vendors seeks all serious offers

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.