

Sold



**33 Brockway Street, Kippa-ring**



### Immaculate – Shed – Dual Living

Sitting at the end of a quiet and elevated cul-de-sac this one deserves your attention. The current owners have truly made this property feel like home. The inside is immaculate and inviting and the gardens are a pure delight. If you're looking for a place not just to rest your head, but to really feel at home this is the one you have been waiting for.

There is ample opportunity here to enjoy yourself indoors and out with multiple living areas and a great outdoor entertainment space. The backyard is a masterpiece with an interesting and resourceful backyard and if you have the need for a shed the perfect one is here waiting for you. Inside there is ample room to bring the extended family, to run the home business or derive an extra income.

The home has been exceptionally well cared for and boast:

Upstairs:

- Fresh paint, new light fittings and newly polished floors
- Open plan lounge, kitchen, and dining room. This space features a new air conditioner, has high cathedral ceilings, and leads to the front porch and rear landing.
- New kitchen with breakfast bar, wall oven, ceramic cooktop, rangehood, double door fridge cavity and practical bench space.
- Renovated modern bathroom with a shower over the spa bath. The toilet is separate
- 3 bedrooms with built in robes, 2 with ceiling fans.

Downstairs:

- Although not "legal height" there is a full dual living set up here perfect for the extended family, home office or additional income.

3 2 2 706 m2

<b>Price</b>	SOLD for \$760,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1764
<b>Land Area</b>	706 m2

#### Agent Details

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#### Office Details

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- 2 teen retreats currently used as a bedroom and an home office
- Tiled rumpus/lounge
- Modern fully tiled bathroom with walk in shower and a toilet
- Internally laundry and kitchenette with adjoining storage room

Extras:

- Dual side access – perfect to store additional vehicles safely in the back yard with ample room to bring the caravan, cars or large boat
- Powered 2 car shed with workshop area (6m x 9m)
- Large detached covered entertainment area with built in bar
- Amazing, landscaped gardens! Such a tranquil and peaceful space. It truly feels like your own private hideaway. There are established gardens, room for the kids and pets to play, plentiful fruit trees, a lush herb garden and even a chicken coop ready to go. There is even room for a pool if you desire
- Fully fenced 706sqm block

Located in a quiet cul-de-sac within walking distance to major shops, both state and private primary and high schools, medical facilities and public transport including the Kippa-Ring Train Station, this one has all the conveniences a modern family need.

The current owners are ready to travel, instructions are clear to present all serious offers.

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