



**11/ 20-22 Fleet Drive, Kippa-ring**



## Spacious Single Level Unit With Outlook

Located within walking distance to a major shopping hub, Kippa-Ring Train Station and a pile of local primary and secondary schools this one is excellent value. If you are an owner occupier looking for a modern and low maintenance unit on a budget or if you are a savvy investor seeking a tidy property with a great rental return and low vacancy rate, this may just be the one you have been waiting for.

Unit 11 is located upstairs on the first level of a small complex of just 12 units and features a spacious and practical floor plan. The property sits on the top South-eastern corner of the building and there are 3 balconies to follow the breezes and natural light.

The home also boasts:

- Private entry – the only one accessing this staircase.
- Modern kitchen with plenty of cupboards and usable bench space. There is a dishwasher, electric oven, and ceramic cooktop.
- Spacious dining space adjoins the kitchen. This space also links to the onto the first of three tiled balconies.
- Air-conditioned, lounge room flows to the balcony
- Master bedroom with built in robe, ensuite with shower and toilet and access onto second balcony.
- 2 additional bedrooms are located separate to the master bedroom. Both of these have built in robes, and one leads to the private 3rd balcony.
- Main bathroom has vanity shower and bathtub. The toilet is separate.
- 2 good sized bedrooms with built in robes and one opening onto the third balcony.

3 2 1

<b>Price</b>	SOLD for \$381,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1988
<b>Floor Area</b>	138 m2

### Agent Details

Rachele Jones - 0432 834 733

### Office Details

Clontarf  
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07 3283 6737



- Internal laundry with dryer

- Single lock up garage

- Extras include an internal laundry with dryer, security screens on the door and fly screens on the windows, very reasonable body corporate, pet friendly (subject to body corporate approval).

This property is currently rented to tenants on a periodic lease. This means you can purchase the home to live in or as a tidy investment.

The location is super convenient with beaches, fishing, parks, restaurants and local markets nearby. Better still walk across the train station for an easy commute.

Owners ready for the next journey welcome all serious offers.

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