

Sold



## Fresh, Bright and Ready to go NOW!

This three-bedroom townhouse is conveniently located within walking distance to major shopping hubs, Kippa-Ring Train Station, bus transport, and local childcare, primary and secondary schools. If you are an owner occupier looking for a modern and low maintenance unit in a small complex or if you are an investor seeking a tidy property with a great rental return this may be the one for you.

Unit 8 is located at the front of a small complex of 8 units and features 3 bedrooms, 2 bathrooms, 1 car garage and a private courtyard. The unit has just been freshly repainted in a neutral colour and has brand new carpets throughout. The property is currently vacant meaning it is a rare find in the area – move in now or start with fresh new tenants on a good return.

The home boast:

### DOWNSTAIRS

- Combined air-conditioned kitchen, dining, and lounge with tiled floors
- Kitchen with electric under bench oven, rangehood, dishwasher and good-sized panty.
- Separate laundry with tub. This space leads to private fenced outdoor courtyard and clothesline.
- Toilet
- Internal access to single car lockup garage with storage cupboard and remote-control door

### UPSTAIRS

- Master bedroom with walk in robe and air-conditioning. There is an ensuite with

3 2 1 117 m2

<b>Price</b>	SOLD for \$387,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2011
<b>Land Area</b>	117 m2

### Agent Details

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### Office Details

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shower, toilet, and vanity.

- Two other good-sized bedrooms with built in robes. One bedroom has exclusive access to a north facing balcony.
- Main bathroom has vanity, shower, and bathtub. The toilet is separate.

#### EXTRA'S

- Private use courtyard. This space allows you a little space for outdoor entertaining and/or space to bring your pot plants and grow your veggie patch.
- Brand new carpet.
- Freshly painted throughout.
- Security screens on the windows and doors on both levels.
- Low body corporate fees
- Rental estimate of \$460-\$480 per week.

This unit is vacant and is ready for the next owner to settle in and enjoy stress free living.

The location is super convenient with beaches, fishing, parks, restaurants, and local markets close by. Easy access to the city via the train is right on your doorstep.

This area is changing rapidly and is becoming very popular with owner occupiers seeking quiet living in convenient location.

NB. 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.

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