

Sold



32 Kurumba St, Kippa-ring



## Apply some TLC and Profit! 607sqm Block- WATER VIEWS

This one sits high on the hill and has north facing water views out to the bay. If you are looking for a comfortable home in a great location that you can add your own touches to this is the one.

Public and private schools, public transport (including the new Kippa-Ring Train Station) and even the shops are all located within walking distance from the front door. Medical facilities, food outlets and highway access north and south are also easily accessible from here. The home needs some TLC on the outside but the inside is modern and tidy.

The home features:

UPSTAIRS:

- Polished timber floors throughout

3 1 1

607 m2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 706         |
| <b>Land Area</b>     | 607 m2      |

### Agent Details

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### Office Details

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**Jan Jones** Real Estate

- North facing sunroom at the front on the home with water views
- 3 bedrooms. The main bedroom is spacious, has water views, a built in robe and ceiling fan
- Open plan lounge and dining room. This space leads to the front sunroom and the rear timber deck
- Modern kitchen with an electric stove, rangehood, double sink, practical bench space and a corner pantry
- Renovated bathroom with a shower and a bathtub. The toilet is separate
- Rear timber deck overlooking the yard



#### DOWNSTAIRS:

- Internal laundry
- 1 car garage
- Ample workspace and storage room – a blank canvas
- Lock up workshop

#### EXTRAS:

- Fully fenced 607sqm block.
- Side access to the back yard and ample room for a large shed if desired
- Big back yard – heaps for room for the kids and pets to play.
- New electric hot water system
- New clothes line
- Tiled roof

The home needs some work externally but a bit of vision and a good lick of paint work make a huge difference. Elevated 607sqm blocks are rare, especially with a 17meter frontage and water views - imagine a deck at the front capturing the views sea breezes. There is ample room in the backyard for extensions and additions like sheds and swimming pools. If you are looking to get into the market or pick up a great buy in an area of strong capital growth this is your opportunity! Renovate and profit!

My vendors are keen to do a deal!

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