







PROPERTY NOW UNDER A CONDITIONAL CONTRACT!

NOTE: THE SELLER HAS ACCEPTED A DEAL ON THIS PROPERTY - NO FURTHER INSPECTIONS TO BE CONDUCTED AT THIS POINT.

The elevated 600m2 block provides access down the right-hand side to park vehicles, boat or van safely off the street, thanks to a full width concrete driveway leading into a great 6m x 6m double bay Council approved shed. Two (2) cars can also be securely parked under the house.

The rewards are here for someone who can swing a hammer and paint brush, and set up a workshop in the manshed!

This property suits a Tradie and/or small family, and offers extra spaces downstairs for storage or rumpus activities, and also offers a very safe fully fenced back yard for children and/or pets.

You'll find bathrooms on both levels and a spacious laundry.

[This dwelling offers 2100mm from floor to underside of main joist beam:-

Habitable Room legal height in Qld is 2400mm.

For Building Class 1 – 2 & 3 a habitable room MUST have a minimum height of 2400mm. The Exception is a Kitchen, laundry, hallway or corridor where height can be a minimum height of 2100m.]

Roof insulation and whirly birds on the colorbond roof keep the house

3 2 4 600m2

Price	SOLD
Property Type	Residential
Property ID	11372
Land Area	600 m2

AGENT DETAILS

Colin Street - 0417 795 853

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

comfortable all year round. Eight (8) Solar Panels on the roof provide a 1kw output, which helps the power bills.

All serious offers are invited, as the Seller is working to a deadline from the other end!

The residence features:

UPSTAIRS: North facing lounge with air- con system, floating timber floors, modern kitchen with all the extras, pantry and plenty of bench space. Weekend entertaining on the fullwidth back deck screams it's beer & BBQ time in QLD.

3 bedrooms - the main bedroom has a built-in robe and split system air conditioner. The 2nd bedroom has a built-in robe. The 3rd bedroom has a tv point.

Family bathroom with the shower over the bath plus vanity and separate toilet.

DOWNSTAIRS: - Offers you the choice of having: an air-conditioned Rumpus with another space for games or dry storage.

EXTRAS: 6m X 6m Shed with 15amp power and 2 roller doors. There is a large level well drained securely fenced back yard with lots of room for the kids and pets to play safely.

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.