MASSIVE PRICE REDUCTION! MAKE IT YOURS, THEN SIMPLY JUST MOVE YOURSELF INTO THIS FULLY-RENOVATED HOME IN THE BEST POCKET OF TOWN!

2018 has arrived, so the current Owners have said it's time for decisive action ... and act, they have!

Their recent change in circumstances means that this quite special and endearing home "has to go"; hence we're now instructed to "present all serious offers" to them, to bring about a timely sale. That's right: Ignore the previous price: It's here to be SOLD ... AND it will now be offered SIGNIFICANTLY BELOW its actual and replacement cost...

Where "old world charm" meets with all the modern conveniences, this fully-renovated home is set on a large, flood-free and near-level 1770sqm block; and sits proudly in one of the most prestigious and tightly-held pockets of town. With generous proportions and a lovely character about it, the home has to be seen in person for you to to truly come to appreciate everything that it has to offer.

From the moment you walk in to the property you'll feel like this is meant to be "Home".... But even before you even get here you will get the sense that the street is full of similarly house-proud owners; and once you arrive at No. 16 Popes Road your mind may well be taken back to a time and place where things were uncomplicated and less hectic; life was more simple; and each day was there to be enjoyed to its fullest!

4 3 2 1,770m2

Price	SOLD
Property Type	Residential
Property ID	2338
Land Area	1,770 m2

AGENT DETAILS

Anthony Jeffress - 0414 911 621

OFFICE DETAILS

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

Lovingly and carefully restored over the past year, the insulated dwelling offers new floor coverings throughout (including Axminster wool carpet which was chosen for the lounge; dining; and bedrooms); a functional kitchen with Karri island bench and Westinghouse cooktop and oven; as well as 4 bedrooms (2 of which are absolutely enormous and come with their own en-suite); and modern wet areas with stylish bath and tap fittings. The large lounge and dining areas feature a fireplace to help keep you toasty-warm when temperatures drop through Winter; so your year-round comfort is assured.

Outside the home you have decks on all sides; ensuring you can relax while enjoying your morning cuppa and reading the daily paper (irrespective of whether the print or more modern electronic version may be your personal preference!); perhaps enjoy an evening BBQ or alfresco dining experience; or why not sip on a refreshing drink (or two) to help keep you cool in the warm Summer months?

There is a double-size powered, lockable shed at the rear of the property; yet there's still loads of room to add a pool; additional gardens; or possibly even a separate dwelling (STCA) if desired.

The environmentally-conscious owners have also avoided the use of chemicals or sprays in the gardens and grassed areas; so don't be surprised when the occasional kangaroo comes in to graze on the fresh grass, or birds and other wildlife are visiting this and the surrounding properties.

The location here is second-to-none; with the Hospital and medical precinct plus the main street and shopping area all within a couple of minutes; plus walking access to the local Bus Stop with the routes taking passengers to the likes of the schools; University and TAFE.

Finally, the owners are including some additional chattels as part of the sale:

- 5 piece Federation style mahogany-trimmed lounge suite
- 3 "Queen Anne" style mahogany tables (Coffee table; hall table; & side table)
- A Fisher and Paykel Dishwasher; &
- Haier side-by-side two-door refrigerator.

Be sure to make the time to come and view this very special home; it may be the best move you can make!

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