



1 Nepean Court, Kuluin



## THIS IS THE ONE - MOTIVATED SALE!

This beautifully presented double brick home is up for sale for the first time, the original owner downsizing after enjoying many years living in the super convenient and family friendly cul-de-sac that is Nepean Ct.

Whether you like to entertain or need room for the family, this 'as new' home offers fantastic lifestyle and recreation benefits to comfortably suit both.

Desirably positioned on the corner of a small cul-de-sac on a roomy 897m2 allotment within a 5 minute drive to the daily conveniences, this fastidiously kept home also offers easy access in every direction for when you wish to venture further afield.

Internally, a well thought out floor plan separates the master bedroom from the remaining rooms and places the family sized kitchen at the hub of the home overlooking the backyard, perfect for keeping an eye on the kids!

The living zones are oversized and provide easy access to the covered outdoor area; framed by mature gardens and fruit trees, offering enough yard for a trampoline and swing set as required. There's also an inground saltwater pool, ready to be enjoyed when the warmer months roll around again!

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Price	SOLD
Property Type	Residential
Property ID	2612
Land Area	897 m2

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

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



The backyard offers side access for the boat, trailer or caravan and is the perfect canvas if a grassed yard is desired.

Standout features include:

- Family friendly floor plan, excellent separation
- Beautifully renovated kitchen offering plenty of bench space and storage
- Useable fully fenced yard ready for the swing set and trampoline
- Inground salt pool
- Undercover outdoor entertaining area
- Recently renovated main bathroom and ensuite
- Big master bedroom with walk in robe
- Fans and air conditioning throughout
- Oversized double garage with extra storage
- Large storage shed plus side access for the boat, trailer or van
- Great family friendly neighbourhood
- 2 x rainwater tanks totalling 6000L
- Solar power plus solar hot water!

On the market to sell with a motivated owner, call Wes or Rosie to organise your inspection today!

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