



**SOLD**

## PREVIOUS CONTRACT CRASHED! BRING US AN OFFER!

This 2 year young modern home is ready for new owners. Don't go through the stress of building new when the hard work has already been done for you. This home has been built to live in, not to flip, and so has many additional extras.

Circumstances have changed, and the sellers loss will be your gain.

- Side access + drive through garage + rear access via gate to Hardy Rd
- 589m2 of land = much larger than most builds of this type locally
- Stone benchtops and 900mm stainless steel cooker + rangehood
- Master bedroom with walk in robe and ensuite
- Ducted air conditioning throughout (individually zoned)
- 5kW Solar system
- No body corporate fees
- Undercover outdoor entertaining
- Security screens and security doors
- Balance of builders warranty
- High quality carpeting
- Fully fenced yard
- 4th bedroom/study

**FIRST HOME BUYERS** - No money to be spent, simply move in and enjoy without worrying about budgeting for renovations. Room for the toys and entertaining.

**INVESTORS** - Plenty of remaining depreciation, and no money to be spent. Ready for a tenant from day one.

**DOWNSIZERS** - Level and low maintenance home and block. Room for the caravan via the rear access and secure in a good neighbourhood if you take a longer trip.

Located within 1km of the Wellington Point dining precinct, Birkdale shopping centre, local train station and close to many well regarded schools.

**4 BED | 2 BATH | 0 CAR**

**PRICE:**  
\$475,000

**OPEN FOR INSPECTION:**  
N/A



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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.