



FOR SALE

SOLD BY KRIS SUTCLIFFE & AMANDA ROBERTS

The Kris Sutcliffe & Amanda Roberts Team are pleased to present Lot 39, Gregor Road in Upper Caboolture to the market for sale.

Located in the extremely popular Fernside Estate, this unique property was one of the original homes retained when developing the area. Situated on an elevated 3495sqm block with views to the ranges, the land is relatively flat with a slight fall away from the home.

The house is an energy efficient, solid block design featuring 3 bedrooms, each with built in robes ceiling fans and new carpet under foot. The rest of the property is tiled, including the lounge, dining and family areas. The property has been freshly painted throughout and treated to a brand new bathroom. The Kitchen is an older update, but looks great and features all the mod cons including stainless steel cooking appliances (gas cook top & electric oven), dishwasher, stone benches and plenty of cupboard space.

Features at a glance include:

- 3 bedrooms with built in robes (master with walk in robe)
- Single bathroom (recently renovated) with separate toilet & laundry
- Updated kitchen (older) with stone bench tops, stainless steel cooking and plenty of cupboard space
- L shaped lounge with feature fireplace / heater
- Separate meals / living space
- Freshly painted throughout
- New carpet and underlay to the bedrooms
- New air-con in the living & master bedroom
- Patio entertainment area (originally shade cloth) with temporary roof (sold as is)
- New 6m x 9m colourbond shed with adjoining 3m x 9m carport under roof
- New Home Sewerage Treatment System (HSTP)
- Solar panels and inverter (sold as is)
- Gas hot water, town water & underground power

If you've been dreaming of acreage living, this is a great entry level home on a prime piece of real estate! Surrounded by quality homes and neighbours, this property is sure to tick some boxes!

3 BED | 1 BATH | 3 CAR

PRICE:

Offers Over \$580,000

OPEN FOR INSPECTION:

N/A



Kris Sutcliffe

0404742058

kris.sutcliffe@atrealty.com.au

www.atrealty.com.au



Happenstance Property & Living Development
 While all care is taken to ensure accuracy, this floor plan should be used as a guide only.



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.