



**SOLD**

## SOLD BY HELANA KUHL

A golden opportunity exists to secure this low set property, offering plenty of options for the astute first home buyer or investor.

This much-loved family home sits on a perfect sized 637m<sup>2</sup> corner block with a large frontage. Featuring three spacious bedrooms with built ins, one bathroom with separate toilet, lounge, separate dining room, well-appointed kitchen and rumpus room with a private bar area, there is plenty of space for everyone.

The undercover alfresco, resort style pool and gardens make entertaining a pleasure, with summer on our doorstep, family and friends will enjoy the sparkling inground pool and expansive entertaining area under the shade sails.

Features include:

- Split system air conditioning
- 900 cm free standing oven with cooktop
- In ground swimming pool with shade sails
- Double carport
- Rumpus room with Bar
- Ceiling fans throughout
- Separate toilet
- Fenced backyard
- Covered outdoor entertainment area
- Security screens to all windows and doors
- Garden shed
- Low maintenance garden
- Land size 637m<sup>2</sup>

This property is in a quiet street, just a short distance from Oxley train station, local bus stops, Mt Ommaney Shopping Centre, DFO, Cafes, Canossa Hospital, Corinda State High School, St Aidan's Anglican Girls School, and Rocks Riverside Park. There is easy access to the Centenary Highway, only 16.4km to Brisbane CBD and 25 minutes to the airport through the Legacy Way Tunnel. Families, couples, and investors will be impressed.

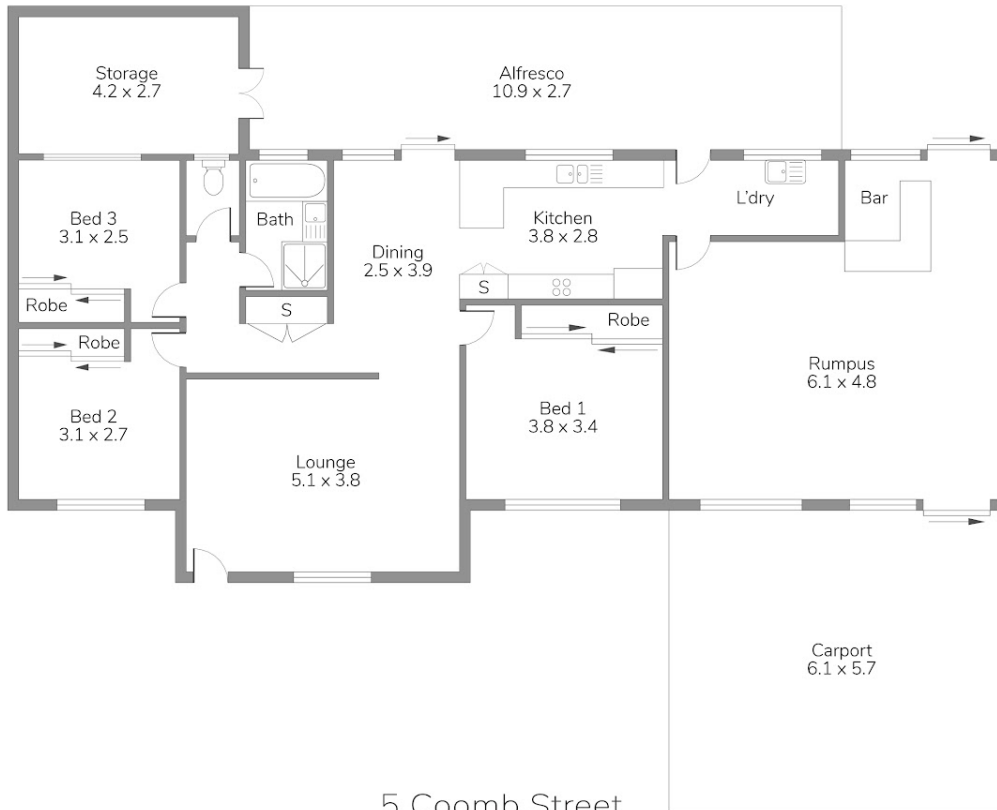
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$701,000

**OPEN FOR INSPECTION:**  
N/A



**Helana Kuhl**  
**0447522643**  
helana@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



5 Coomb Street  
Seventeen Mile Rocks

Approximate total  
Internal 150m<sup>2</sup> | External 58m<sup>2</sup> | Total 208m<sup>2</sup>

Please note this floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan, interested parties should make their own enquiries.

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.