



# SOLD

## SOLD BY KRIS SUTCLIFFE & AMANDA ROBERTS

Bring your tool belt as this one's going to need some work!

Set on a massive 726sqm block, located within walking distance from Caboolture's CBD, shops and rail, and neighbouring the Caboolture State Primary School... this property is not just conveniently positioned, but being a high-set design also makes it extremely desirable!

With features including...

### Upstairs:

- 3 good sized bedrooms (master with built in robe)
- Large open plan living and dining
- Kitchen with electric cooking (a little rough around the edges)
- Main bathroom with shower, bath and toilet (will require a full renovation)
- Polished Timber floors throughout
- Near new air-con in master and second bedroom
- Older style air-con in the living (still in good working order) plus ceiling fans throughout
- Enclosed veranda (could be a sunroom or study)
- CCTV camera system

### Downstairs:

- Open plan utility space with basic kitchenette & toilet (not legal height)
- Laundry facilities
- Double garage with panel lift doors
- New hot water system (approximately 6 months old)
- Near new Colourbond fencing all round

The property is not in a flood zone and was not affected by the recent storms. The sellers had great plans for the property and have attempted but not completed some renovations. With a fresh coat of paint throughout, this is the perfect blank canvas to make your mark and add some serious value.

Sold "as is", if you picture yourself as a bit of a Scotty Cam and handy on the tools, this is the property for you!

3 BED | 1 BATH | 2 CAR

PRICE:  
\$420,000

OPEN FOR INSPECTION:  
N/A

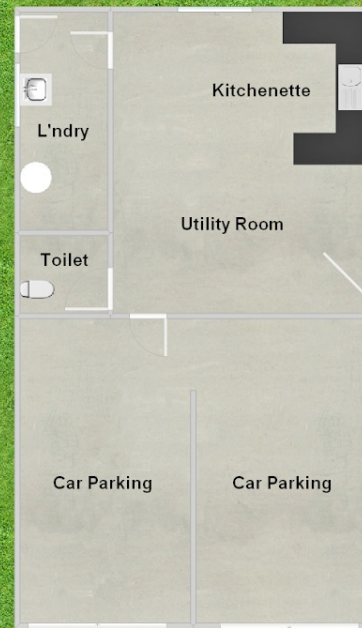


**Kris Sutcliffe**  
**0437338665**

kris.sutcliffe@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Upstairs



Downstairs

PLEASE NOTE: Whilst this floor plan has been drawn to scale, it should be used as an indication of layout only. A personal inspection to confirm the suitability of this property is highly recommended.

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.