



# FOR SALE

## CALLING ALL INVESTORS & FIRST HOME BUYERS

This fantastic family home located in a whisper quiet location will not disappoint. If you are looking to invest and get onto the property ladder in Secret Harbour this particular property is a no brainer, with a tenant in place until May 2022 and keen to extend. Alternatively, if you are looking for your first home and you aren't scared to roll up your sleeves and get the paint brushes out, then this property is going to be a winner with lots of scope to improve. Offering a highly functional floor plan including 4 bedrooms, 2 bathrooms, lounge room, separate study, games room and open plan casual living area, it boasts approx 218sqm of internal living space and represents outstanding value in the current market.

In close proximity to parks, playgrounds, sporting facilities, Comet Bay Primary, Comet Bay College and conveniently located minutes away from Secret Harbour's Shopping Centre, which offers supermarkets, café's, restaurants, medical facilities as well as public transport just around the corner, this home certainly ticks all the boxes for convenient living and lifestyle.

Some of the many features this great home has to offer

- Great sized master bedroom with en-suite and walk in robe
- 3 further minor double sized bedrooms with built in robes to beds 2 & 3, bed 4 has a large walk in robe
- Modern family bathroom with separate WC, practical laundry room with storage and large linen press
- Separate lounge room providing an additional living area to the front of the home
- Spacious games room with double French doors and built in bar area
- Large open plan casual living area and separate spacious study/home office
- Great sized kitchen with heaps of potential for a fantastic renovation
- Ducted air conditioning throughout & gas hot water system
- Welcoming veranda to the front of the property and security fly screen to front door
- Double remote garage with shoppers entry
- Lawned back yard and pergola, lots of potential to create your own private outdoor oasis.

**\*\*Please note this property is currently tenanted until MAY 2022, therefore reasonable notice will need to be given to the tenant prior to viewings\*\***

4 BED | 2 BATH | 2 CAR

PRICE:  
UNDER CONTRACT

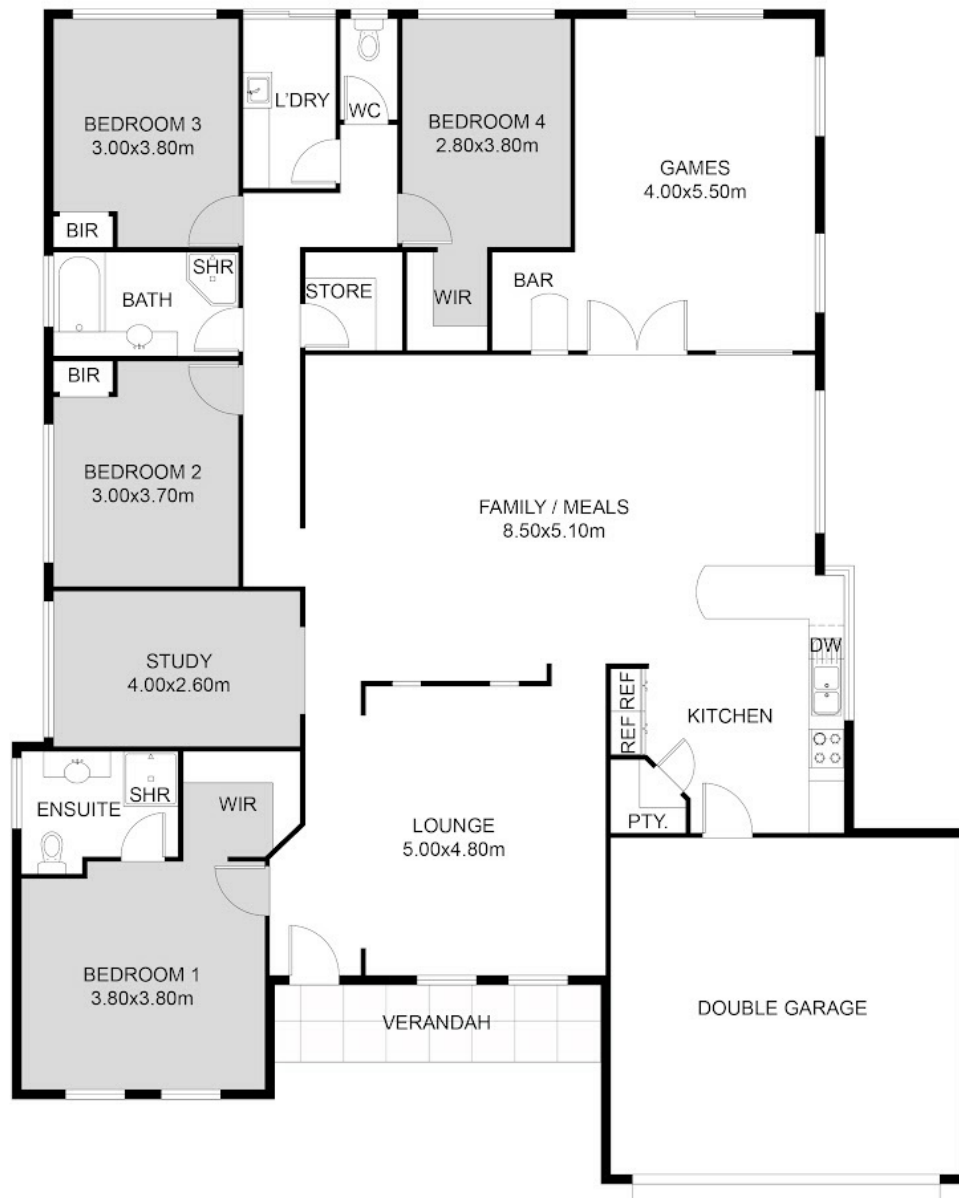
OPEN FOR INSPECTION:  
N/A



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## FLOOR PLAN

Floor area: 246.649 m<sup>2</sup>

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.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
@Realty 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.