



**SOLD**

## ANOTHER ONE UNDER CONTRACT BY CHRIS DERBYSHIRE

This ultra-private 3-bedroom 2-bathroom home is ideally located in the much sought-after suburb of Trinity Park, 14A Vetiver Street is an ideal home with a pleasing layout that flows freely from the front door to the rear entertaining area – showcasing tropical north Queensland living at its finest!

The kitchen has an ample of bench & storage space with quality finishes and plenty of lighting. Both the kitchen and living area overlook the back yard making it easy to keep an eye on young ones.

Upon stepping outside and into very secluded entertaining area you will feel amazed by the array of tropical plants & wildlife while keeping out of the north Queensland sun with plenty of shade making it perfect for your guests & Family to enjoy.

- Master bedroom with large built-in robe and elegant en-suite
- Rear bedroom is generous in size with built in
- Gas cook top with electric oven & insinkerator
- Stylishly & modern bathroom
- Roomy Internal laundry with access to the rear yard
- Double lock up garage with drive through access to the rear yard
- Side access to the side of the home perfect for a trailer, boat or caravan
- Completely tiled throughout
- Air-conditioning & Ceiling fans throughout
- Security screens on all doors and windows
- Swan Security Camera System
- Low maintenance tropical gardens with irrigation system and lawn sprinklers.
- Gutter Guard installed
- Outdoor entertaining area has roll down blinds
- Fully fenced block with side gates
- Rates approx. \$1435 half yearly

This well-established property would have to be top of the list, it is perfectly set up for making many happy memories or an excellent opportunity to add to your investment portfolio and reap

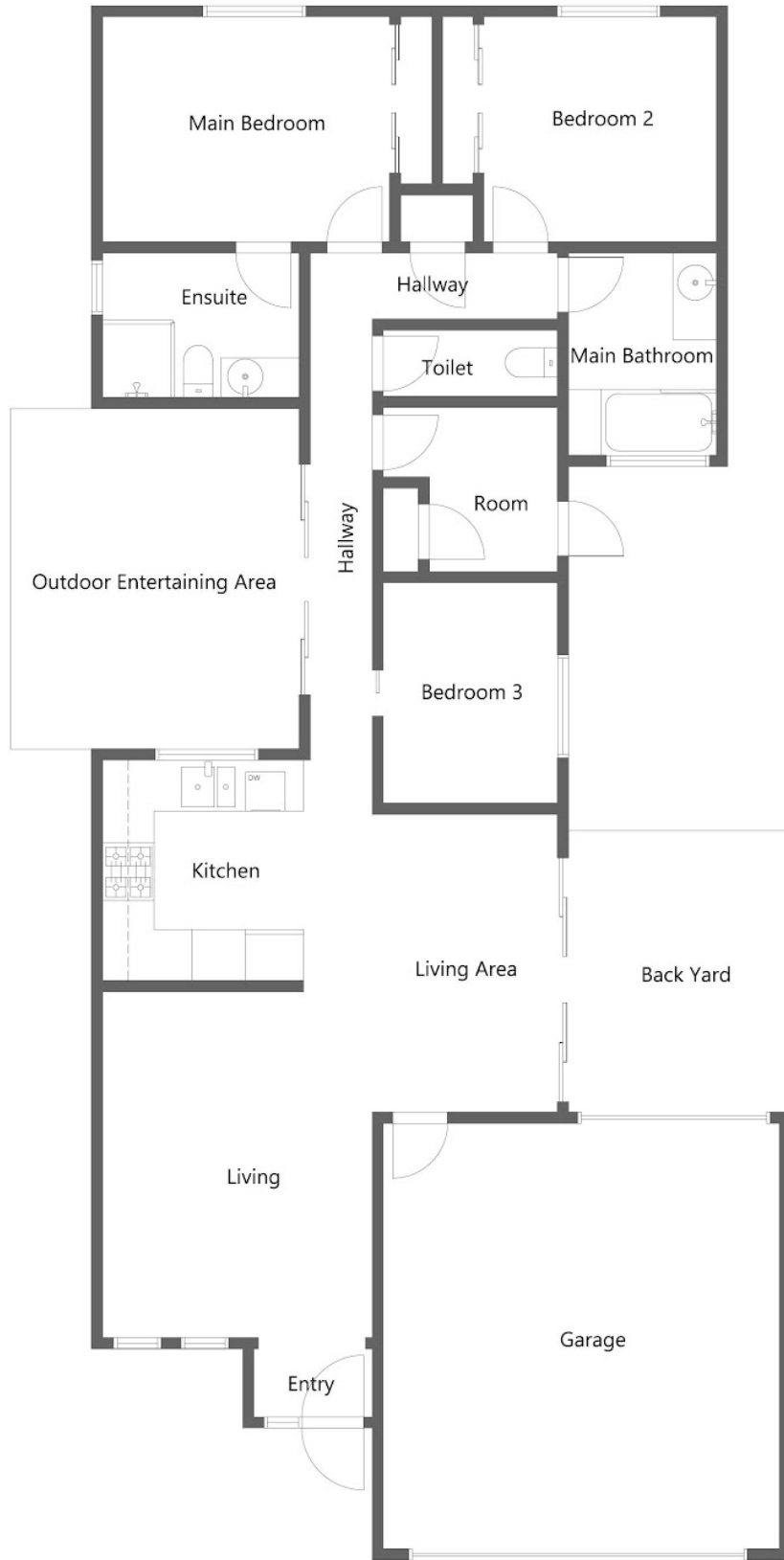
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$520,000

**OPEN FOR INSPECTION:**  
N/A



**Sue Anderson**  
**0402444084**  
sue@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



[ ] Ground floor