

**SOLD**

## INVESTOR ALERT, 3 BED, 1 BATH HOUSE IN KIPPA-RING.

Welcome to 31 Kroll Street, Kippa-Ring a charming residence nestled in the heart of Kippa-Ring proudly presented to the market by ARUN CHHIKARA TEAM.

This delightful three-bedroom, one-bathroom abode offers a perfect blend of comfort, space, and convenience, appealing to buyers from all walks of life. The air-conditioned living and dining area provide a cool retreat from the Queensland heat, offering a serene space to unwind or entertain guests. The family bathroom is well-appointed with both bath and shower, catering to the needs of a busy household, whilst the convenience of a separate toilet and an internal laundry enhances the functionality of the home.

Located at the end of a quiet cul-de-sac, with additional off road parking, including a double lock up shed and side access for the boat, trailer or caravan.

### PROPERTY FEATURES:

- Three spacious bedrooms
- Air-conditioning to living & dining area
- Bathroom with bath & shower
- Separate toilet & internal laundry
- Large rumpus room with additional room
- Side access for your cars, boats and trailers
- Shed perfect for your tools and storage
- Fully fenced low maintenance yard
- 610 m2 land
- Additional Sunroom
- Steps away from Kippa-Ring train station
- Minutes from Kippa-Ring shopping centre
- Short drive to local beaches

Early enquiries encouraged to avoid disappointment - Don't miss out on the opportunity to secure this home today!

CALL ARUN CHHIKARA TEAM TODAY TO SECURE THIS BEAUTIFUL HOME ON 0427 860 066

\*Approximately

\* This property is being sold without a price and therefore a price guide cannot be provided. The particulars, no warranty is given by the seller or the agent as to their accuracy. We do not hold

## 3 BED | 1 BATH | 2 CAR

PRICE:  
\$698,000

OPEN FOR INSPECTION:  
N/A



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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.