



**SOLD**

## LOVELY HOME ON 2 HECTARES!

Located in popular Alligator Creek, is this lovely solid 3 bedroom masonry block home on 2 hectares (5 acres) with the potential for subdividing (STCA).

This home has been completely refurbished with new paintwork and flooring throughout and an updated kitchen and bathroom. The layout is very much in keeping with the Queenslander style with wide verandahs all around for keeping cool and for an abundance of indoor/outdoor entertaining. The three bedrooms all have built-in robes, whilst the two larger bedrooms have direct access to the outside through sliding doors. The bathroom has a large spa bath and the toilet is separate with it's own vanity. The kitchen is modern and well appointed with a moveable breakfast bar, pantry and a large gas cooktop. To the rear of the house is the laundry and gas hot water system.

Other improvements to the property are:

- A lock-up shed that contains the bore and pump (The pump has not been operated for a number of years).
- A separate secure shipping container.
- Two water tanks.
- Double carport with two additional parking spaces.
- Newly laid gravel on all-weather driveway.
- A small passive income from a highway billboard.
- Barbeque area.

\*Please note: A large portion of the land of this property is subject to minor flooding during torrential rain events, there has never been flooding into the house. (A Council flood map is available on request).

Alligator Creek is around 15 minutes from Fairfield Central Shopping Centre, and with the Elliot Springs master planned community next door, all your conveniences will soon be even closer.

Buyers looking for a family home, or a property with development potential should check out what's on offer here.

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

**PRICE:**  
**\$740,000**

**OPEN FOR INSPECTION:**  
**N/A**



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13 Apple Flat Rd, Alligator Creek, Q, 4816.

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.