



FOR SALE

LOVELY HOME WITH LOTS OF EXTRAS

Located in the Cleveland Palms gated community, only 15 minutes from Fairfield Central Shopping Centre, and even closer to Elliott Springs master-planned community, is this lovely 2-bedroom home on a generous 854 sq. m. allotment.

This cute home is beautifully presented with a new kitchen, new flooring throughout, has been freshly painted inside and has new curtains throughout.

On entering the home, you will find a good-sized, and fully screened, 'L' shaped entertainment area that leads into the living room and dining area.

The new kitchen features high-gloss cabinets and timber benchtops and includes a dishwasher, rangehood and an induction cooktop.

Both of the bedrooms are light-filled and are connected by a very handy two-way (jack and Jill) bathroom.

Outside there are lots of extras including:

- Boat shed 6m x 3.4m that's 3.3m high to fit your boat, caravan or motorhome.
- Lock-up garage 6m x 3m that's powered.
- Carport 6m x 3m.
- Skillion cover 4.5m x 3m.
- 3 Rainwater tanks.
- 2 Community water tanks.
- Solar system with new solar battery.
- Shade sail vehicle cover.
- Chicken run with roost.
- Water bore.
- Brand new septic system (in the process of being installed.)
- Fully fenced with established lawns and gardens.

**Please note, the land a Cleveland Palms is leasehold, not freehold, therefore traditional low-deposit mortgages may not be available. The estate is managed by a body corporate, and the total annual fees are \$5090 which includes council rates.

Cleveland Palms estate has a community swimming pool, tennis courts and barbeque areas and an all-weather boat ramp, for the exclusive use of residents and their guests, and a community centre for locals to get together.

Buyers looking for a lovely home, with loads of extras, and at a great price, should check out

2 BED | 1 BATH | 4 CAR

PRICE:

OFFERS OVER \$419,000

OPEN FOR INSPECTION:

N/A



Gerard Black

0426779633

gerardblack@atrealty.com.au

www.atrealty.com.au



FLOOR PLAN

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

6 Koppe Place, Nome, 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.