



**SOLD**

## AN OPPORTUNITY - AN "HONEST HOUSE" , RIPE FOR RENOVATION!! NOW UNCONDITIONAL OFFER

This 3 bedroom, 1 bathroom, brick and tile home is now vacant and is situated on a 630m2 block of land and only 5 home sites away from Coombabah Shopping Plaza - just so convenient for the young family or older or young couple.

The bedrooms all have built in wardrobes. The main bedroom does have a cooling system installed in the window, whilst the second bedroom has a ceiling fan. It has been freshly painted inside and outside . Security windows and doors throughout this home and there is a solar hot water system.

The lounge room area is separate and has a reverse cycle air conditioning unit and is open plan to the dining area and the eat in kitchen but opens out into a fantastic large sunroom ( Council approved). This is a definite bonus area that could be developed even further. A built in barbeque area is undercover but just needing burners and a gas bottle.

It is very presentable home although the kitchen and bathroom are in original condition

Super Special Features: Generous garaging for 3 cars plus extra off street parking - could be ideal for tradespeople who need storage ( check out the rear lock up garage/shed.) Tidy easy garden maintenance, fully fenced for security, level land and room for a small pool - if desired.

The Council Rates are \$821-90 per half year. Opposite a Park with playground equipment -great location for children/ grandchildren to enjoy.

Could this be your new or next home ? Why not come to the Open House scheduled for this week end or phone Susan on 0407 285852 and arrange for an inspection to suit your schedule.

Please do not hesitate in calling, as it is new to the market. Signboard went up last night, first inspection today whilst photos were being taken and 2 inspections booked prior to this Saturday's Open House.

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

**PRICE:**  
\$464,000

**OPEN FOR INSPECTION:**  
N/A



**Susan Crook**  
**0407285852**

susancrook@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Garage  
Approximate Floor Area  
37.82 sq. m

Ground Floor  
Approximate Floor Area  
187.59 sq. m

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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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