

Sold



### 3 Fleet Drive, Kippa-ring



#### Central Location – Great Returns - Motivated Seller

Located within walking distance to the Kippa-Ring Train Station, major shopping precincts, private and public schools, public transport and parklands this one won't last long. Investors can expect good rental returns and low vacancy rates.

The home features:

- 4 spacious bedrooms with built in robes. The master bedroom has a walk-in robe and ensuite with toilet and shower
- 2 large living areas including a spacious tiled and air-conditioned formal lounge
- Large open plan kitchen, dining and family room leading to the outdoors
- Modern kitchen with stainless steel appliances including dishwasher and electric cooktop, oven and rangehood, also practical breakfast bar, pantry and dual basin.
- Family bathroom with a shower and a bathtub. The toilet is separate
- Internal laundry at the back of the garage
- 2 car garage with remote control door and internal access into the home
- Outdoor entertainment area in the backyard
- Fully fenced, low maintenance 435sqm block
- Security screens on the windows and doors

This is an ideal property for those who want the space and practicality of a good size home without the extra yard work/maintenance. With the perfect configuration of a 4 bed, 2 bath and 2 car garage, this stands out as exceptional value and a great place of residence for those who have busy schedules yet want to be close by to amenities. The location is the added bonus, with Hercules Road primary school, Southern Cross College, Grace Lutheran College, Kippa-Ring shopping centre and other major infrastructure being within a few minutes' drive and within walking distance.

Owner circumstances have changed and this one must be sold

🛏 4 🗺 2 🚗 2 📏 435 m2

<b>Price</b>	SOLD for \$402,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1357
<b>Land Area</b>	435 m2
<b>Floor Area</b>	153 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737



All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.