

Sold



## 2 Kirribilli Street, Kippa-ring



### Looking to downsize but not downgrade?

If you are sick and tired of viewing homes at inspections that don't offer what is promised? This is the one you have been waiting for. The photos look great, but the home is even better! This tidy property sprawls over a 693sqm corner block and it truly immaculate and move in ready. The current owners have taken great care of the home, but the time has now come to offer a buyer the opportunity to own this good-looking home. If you are seeking a family home in a desirable location close to quality schools, shops and public transport this one is perfect. If you are looking to downsize but still want some yard, room for the van, room to entertaining with the family and a workshop space to potter around in look no further. Alternately if your seeking a great investment property in a popular location with solid rental returns and low vacancy rates this could be just the one you have been waiting for.

#### The home features:

- Brand new flooring and fresh paint throughout – neutral colours
- Modern kitchen with stone benchtops, breakfast bar, large pantry, gas cooktop, rangehood and dishwasher
- Air-conditioned family room and dining room adjoin the kitchen and lead to the outdoors
- Air-conditioned 2<sup>nd</sup> lounge at the front of the home
- 4 bedrooms with built in robes, 3 with air conditioning. The master bedroom is air conditioned and has an ensuite with shower and toilet
- Modern family bathroom a bathtub and a shower. The toilet is separate
- Internal laundry with direct access out the line
- Covered entertainment area with roll down blinds
- Lovely landscaped gardens. There is an array of established plants and plenty of room for the kids and pets to play.
- Single car shed with big workshop space. The shed is powered has and an electric door on the front and also the back allowing drive through access into

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|----------------------|--------------------|
| <b>Price</b>         | SOLD for \$515,000 |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 1386               |
| <b>Land Area</b>     | 693 m2             |

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

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the yard

- 1 car carport in incorporated under the room of the home. This space has a circular drive for easy access in an out
- Plenty of space for a boat, caravan or additional vehicles. Even room to add a pool
- Extras include; Lock up garden shed, external electric roller shutters and security screens for extra peace of mind, ceiling fans and A/C in most rooms, gas hot water

The home is positioned on the corner of a quiet street amongst other well-kept homes with kilometers of bushland walking tracks, bike paths, and local parks are all nearby. The Rothwell and Kippa-Ring train stations are also a short distance away as are several shopping choices. The neighbourhood is populated by families and long-term residence who enjoy living close to the local private schools and many modern facilities with the waterfront just a short trip away.

Serious sellers welcome all serious offers.

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