



### 3 Aberfoyle Drive, Deception Bay



#### Good Value – Great Location

This modern lowset brick and tile home was built in 2002. The home is modern and offers a large backyard – great for kids and pets. Located amongst other tidy home in a quiet location this home would be great for an owner occupier or an investor. From here you can walk to the water, enjoy the park over the back fence and walk to local schools and shops.

The home features:

- Open plan kitchen and large dining area with direct access to the large outdoor entertainment area and overlooks the yard
- The kitchen has good bench space, pantry, ceramic cooktop, wall oven, and a dishwasher
- Formal lounge at the front of the home with air conditioning and new carpet
- The garage has been titled. The current owner previously used this space as an additional living area. New owners can either use it as a second living area, extra bedroom, study or alternatively shut the double door access the rest of the home and use this space as a garage again
- 3 bedrooms – each with built in robes and a reverse cycle air conditioner and new carpet. The main bedroom is at the back of the home.
- Family bathroom with bath and shower. The toilet is separate
- Large internal laundry with storage and direct access outside
- Massive covered outdoor entertainment area adjoining the back yard
- Fully fenced grassed yard for the kids and pet to play – even room for a pool. There is also access from the back gate out to the parkland that is positioned at the back of the block
- Side access for vehicles or boat
- Garden shed
- 678sqm block

The owners of this one are now ready to sell. Investors could expect a rental return of

 3  1  1  678 m2

<b>Price</b>	SOLD for \$315,000
<b>Property Type</b>	Residential
<b>Property ID</b>	210
<b>Land Area</b>	678 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

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between \$320 and \$335 per week. Serious sellers will look at all serious offers.

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