

Sold



**9 Brunel Street, Kippa-ring**



### Family Living - A Place You're Proud to Call Home

Sitting pretty in an elevated location this home is a must see. The home has been well cared for by the current owners who have enjoyed living there for the past 22 years. The time for these vendors to downsize has come, offering a new family the opportunity to enjoy this great home. There is space here for the family to be together inside and out and spacious bedrooms. Under the home offers additional living areas and plenty of space.

The home offers:

Upstairs:

- Front balcony with water glimpses over the bay
- Timber floors, plenty of windows to capture the light and breezes
- Large formal lounge at the front of the home with direct access out to the balcony and reverse cycle air conditioning
- Open plan kitchen and dining room adjoin the lounge
- New Zealand oak kitchen with large pantry, ample storage and plenty of bench space. There is also a double sink, wall oven, rangehood, cooktop, breakfast bar and water filter
- 3 bedrooms, the main bedroom is very spacious and features a wall of built in robes
- Family bathroom with shower, spa bath, vanity, exhaust fans and heat lamp, the toilet is separate
- Large covered timber deck on the back of the home. This space overlooks the backyard

Downstairs:

- Spacious tiled rumpus room
- Kitchenette – great for entertaining or occasional guest
- Toilet
- Internal laundry
- Large 2 car garage with extra workshop area. One side of the garage has a remote

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<b>Price</b>	SOLD for \$410,000
<b>Property Type</b>	Residential
<b>Property ID</b>	220
<b>Land Area</b>	660 m2

#### Agent Details

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#### Office Details

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control door

- The space under the back deck has been screened in provides a great play area for kids, additional storage or even entertaining
- The backyard is fully fenced and landscaped. It features a variety of native bushes and trees – a haven for the native bird life.

There is lots of potential here for future development but the home is great just as it is. The street is very pleasant and the location close to shops, schools, medical facilities and public transport including the new Kippa-Ring rail line (due for completion in 2016).

Homes of this quality do not last long on the market – get in quick to give yourself the best opportunity to make this home yours.

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