



227 Klingner Road, Kippa-ring



Renovate or Redevelop – Bargain Buy!

This three bedroom home and 607sqm block must be sold. The home is owner occupied by the original owner who has loved living here for the past 58 years. The time has come for my seller to head into a nursing home and the property must be sold ASAP to get her the care she needs.

The property is located in the Urban Neighbourhood Place Type, General Residential, Next Generation Precinct. This is an area when the Moreton Bay Regional Council is aiming to increase the density of housing. This means the locality is looking at solid growth, redevelopment and increased capital growth. Build units, townhouses, granny flats or dual living options. This property is also a prime location for a home based business. There are lots of possibilities. The home is liveable as is – rent it while you decide what to do or work your plans through council.

The zoning of the property is a key sign that the property is located less than 400m to major shopping facilities (Peninsula Fair Shopping Centre and Kippa-Ring Village Shopping Centre), Schools, medical facilities and public transport including bus transport and the new Kippa-Ring Rail Station. If you don't have a car it is easy to get around from here. The beachfront is less than 3km away and from here there is easy access north and south to the highway.

This home faces north in an elevated position and has water glimpses over Newport and the bay from the front yard and captures fantastic breezes off the water – imagine the potential if you take advantage of the 12m building height.

The home features:

- * Fully fenced 607sqm block with dual side access
- * 3 large bedrooms. The main bedroom has a ceiling fan.
- * Original kitchen with decent storage
- * Open plan lounge and dining with air conditioner
- * Bathroom with a shower over the bathtub. The toilet is separate
- * Internal laundry

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Price	SOLD for \$316,000
Property Type	Residential
Property ID	565
Land Area	607 m2

Agent Details

Rachele Jones - 0432 834 733

Office Details

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- *Side access to a large 2 car lock up garage (rare in this price range)
- * Lots of space out the back to park additional vehicles including boats and caravans
- * Landscaped yard for the kids and pets to play
- * Modern electric hot water system
- * Termite barrier for peace of mind

The home is original but in a good condition - a lick of paint and new flooring would update the home quickly for a relative cheap price. The space is great and the layout flows well offering simple options to renovate and modernise the home.

Motivated seller will look at all serious offers – this one **MUST BE SOLD**

Note: Redevelopment suggestions are subject to council approval.

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