



**260 Klingner Road, Kippa-ring**



### HEAPS OF POTENTIAL – GREAT VALUE

This large home offers the buyer a wide range of potential for improvement – a wide side access to a spacious back yard with plenty of room for a pool/shed or both. Located close to schools, shopping centres, bus and train transport and easy access to the Bruce Highway for commuters.

- Large open plan lounge and dining area with air conditioning
- Three double size bedrooms – two with built in robes
- Modern kitchen with electric cooking, pantry and good storage
- Bathroom with shower and vanity
- Separate toilet
- Cool and breezy verandah with water glimpses to the north
- Polished floors throughout
- Massive open lower level with accommodation for five cars and the laundry
- Wide side access
- New iron roof
- 1.5 kw solar power
- New solar hot water system

The home captures the beautiful sea breezes from the bay and the 610m2 block is ideal for families.

Sellers Downsizing – Call For An Inspection

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.

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**Price** SOLD for \$355,000  
**Property Type** Residential  
**Property ID** 595  
**Land Area** 610 m2

#### Agent Details

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