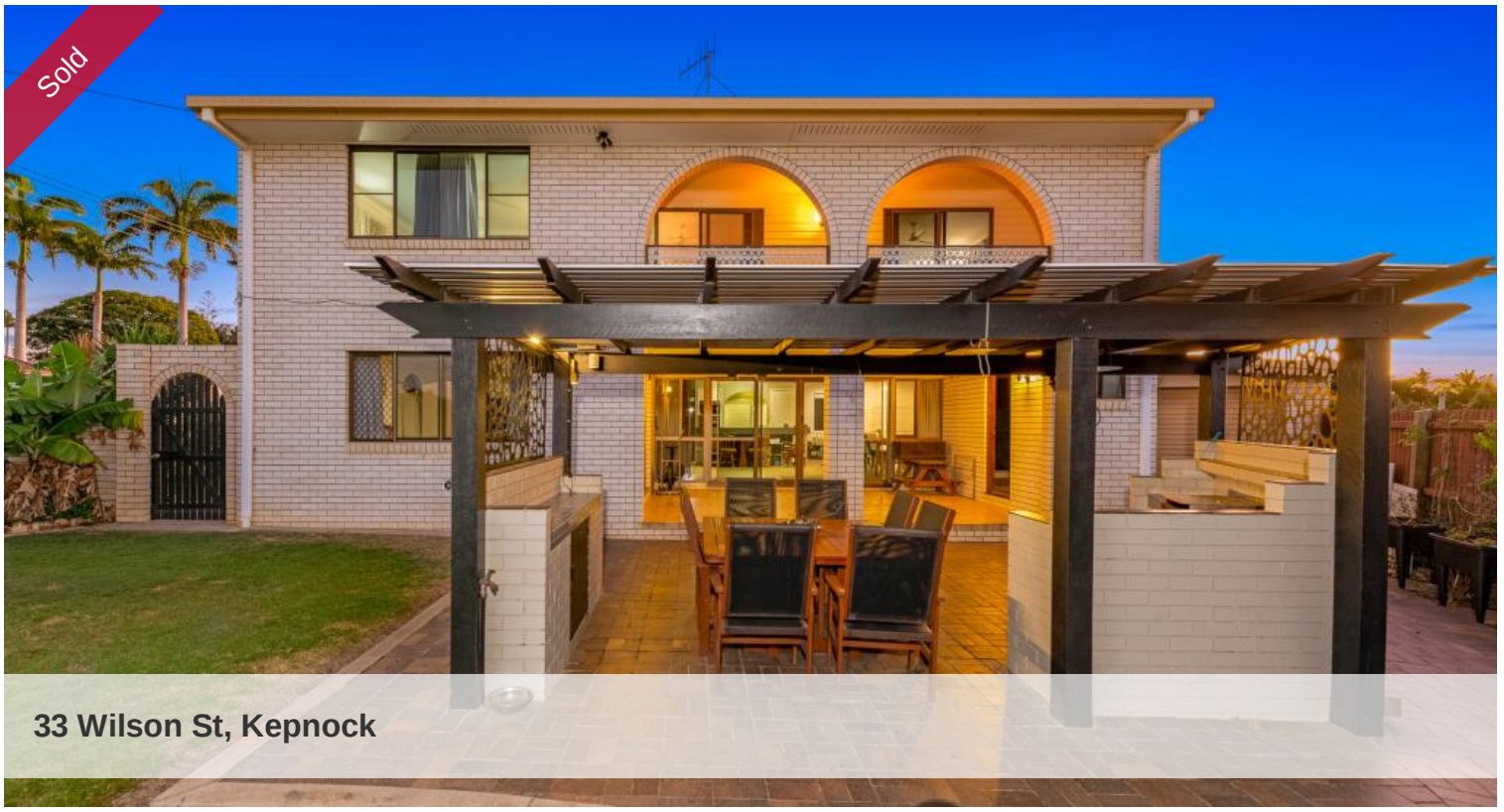

SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT

Call Exclusive Listing agent MICHAEL LOADER direct to ensure you are fully informed on this great property which is offered to the market for immediate sale. Centrally located in tightly held enclave, this character filled and well cared for brick home presents well and has been updated inside & out, presenting neat as a pin. Features include:

- 5 generous bedrooms (4 with built in robes), approx 320m2 under roof with room for the largest of family's
- Large Master suite with private upper deck, full length attic for storage
- UPDATED INTERIOR with new plush carpets and vinyl planking flooring, freshly painted interior, new blinds/ window furnishings…. Just unpack and enjoy with no immediate $$$ needed
- 3 LIVING AREAS - Separate lounge room + formal dining + HUGE additional rumpus / lounge (a top spot for the kids and their toys), the home offers generous proportions and Plenty of options layout wise for the entire family.
- Got a big family, well this home is perfect and has space for everyone offering a sprawling floor plan over 2 levels with central dinning & lounge options for the family gatherings.
- Large deck upstairs which offers a great place to unwind and relax in privacy
- 2 bathrooms in total (1 up 1 down)

5 2 2 769 m2

Price	SOLD
Property Type	Residential
Property ID	147
Land Area	769 m2
Floor Area	320 m2

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543

- Very deceiving property from the road side with the landscaping and gardens offering a completely private existence in a massive family friendly home
- Centrally located kitchen with great storage, pantry & quality appliances.
- Double lock up drive through car accommodation with near new electric roller doors
- The home is set on a generous allotment and is positioned in a highly sought after location just a short stroll to bike tracks, barolin nature reserve and a great park for the children.
- In-built BBQ area for entertaining, large outdoor east facing alfresco area which is tiled for easy care
- Great location just a short walk to schools, childcare shops and CBD. Highly sought-after area with a very select enclave of homes
- Just a 10-minute direct drive to beautiful Bargara beach & close to the Baldwin swamp nature reserve which offers some lovely morning walking tracks and great bird life all year round. THE HOME IS 100% FLOOD FREE!
- OWNERS COMMITTED ELSEWHERE & THIS PROPERTY MUST BE SOLD...
- A+ Area, highly desired location, FULL 5KW SOLAR POWER – no more $$$ power bills!
- BE FAST THIS WILL NOT LAST IN THIS MARKET WITH SO MUCH ON OFFER!

THE OWNER IS 100% COMMITTED TO A SALE, THUS PRESENTING AN AMAZING OPPORTUNITY FOR ONE LUCKY BUYER! ALL OFFERS STRONGLY ENCOURAGED, DON'T MISS THIS ONE!

FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.michaelloader.com.au

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR PRIVATE INSPECTION OR TO SUBMIT YOUR OFFER! PLEASE NOTE DUE TO CURRENT REGULATIONS THERE WILL BE NO OPEN HOMES SCHEDULED FOR THIS PROPERTY. ONLY PRIVATE INSPECTIONS FOR QUALIFIED BUYERS WILL BE UNDERTAKEN ON THIS PROPERTY, PLEASE CALL TO ARRANGE ANYTIME

Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document.

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.