

Sold



5 Clay Ct, Kepnock



## SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT ( ABOVE ASKING PRICE IN 72 HOURS)

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome spacious brick home with easy care yard, the ideal first home/grey nomad base!

Situated just a stone's throw to the CBD, Schooling & health care in a quiet cul-de-sac this super neat brick home has everything you could want and represents fantastic value in the current market having recently been refreshed inside to present impeccably!

Features include:

- 3 bedrooms, built in robes
- Master suite is spacious and offers large Walk in robe
- Sizable internal floor plan which offers open plan design including: Formal Dining + Formal Lounge room + additional family room with inbuilt bar
- Modern AS NEW kitchen with quality stainless appliances including gas cook top, large pantry and plenty of bench space/storage
- Generous 2 way - main bathroom + separate toilet
- Updated inside in 2019 including NEW paint, NEW floor coverings, NEW lighting, NEW window coverings etc, presents absolutely impeccably with no \$\$\$ needed!

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	205
<b>Land Area</b>	697 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



- Separate remote dual car accommodation attached to the home accessed via the rear street (dual street access) + additional workshop/ storage area + dual his and her's lawn lockers
- Lovely Fully fenced 697m2 allotment, ultra low maintenance, surrounded by quality homes in cul-de-sac location, very tightly held area!
- Quiet leafy area with majority of homes owner occupied for many years, lovely friendly neighbours whilst being so close to all amenities
- A/C to the entire home, Security screens, private lockable front entry gate, very safe and secure home
- FULL SOLAR POWER, no more \$\$\$ power bills
- Family friendly area, great park for the kids within walking distance, easy access to ring road/ Bargara beach. Aldi is just a short walk and the bus passes directly by the home
- 100% FLOOD FREE PROPERTY, HIGH AND DRY!!!
- Rear access, dual street frontage, minimal mowing required, paved courtyard with privacy fencing, a large area for entertaining family and friends!
- Perched proudly in an elevated position, captures the afternoon breeze, rural type vista, stunning sun rises from the outdoor patio/ paved terrace.
- ALL THE HARD WORK HAS BEEN DONE!!!! Refreshed & ready to go, elderly owner relocating down south for family reasons
- Solid brick home which has been well kept by the current owners, WOULD MAKE A GREAT NO FUSS INVESTMENT (current rent app \$360-\$390 per week meaning this potentially would be positive geared)
- Low vacancy rates (currently below 1%) assures a quality long term tenant at great ROI
- Lovely alfresco area which flows with ease and opens out onto the large paved courtyard
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED close to health care & all shopping centers. You won't get a better spot to base yourself from...
- PRICED TO SELL, POWER OF ATTORNEY HAS ORDERED SALE! BE QUICK!

IF YOU HAVE BEEN SEARCHING FOR A NEAT HOME/ INVESTMENT IN A GREAT AREA WHICH OFFERS A LARGER INTERNAL SIZE AND NEARLY ZERO MOWING, THIS IS IT. THE VENDORS ARE SERIOUS ABOUT A SALE AND HAVE PRICED THIS HOME ON THE MONEY FOR AN IMMEDIATE SALE! FIRST TO SEE WILL BUY.

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au)\*\*\*

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

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