



76 Elliott Heads Rd, Kepnock



## 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 value property which offers some serious value for money! Centrally located in the ever popular Kepnock area, this character filled home must be sold. Offering so much for so little and would make the ideal first home/ investment!

Features include:

- 4 generous sized bedrooms (or 3 + study)
- Sizeable Master suite
- Character filled interior featuring large formal lounge + separate family room & large dining area. The home has lovely timeless features throughout
- Renovated/ Updated bathroom, stunning polished hardwood flooring, rear outdoor area for the family BBQ
- Solid hardwood construction, needs some cosmetic TLC
- Large Dual drive through car port + additional separate shed at the rear (a total of 4 car accom)
- Centrally located kitchen with great storage/ bench space & modern appliances including gas cook top and stainless steel dishwasher
- Plenty of room to move, opportunity to make your own/ value add, A/C throughout
- Handy to town, lovely leafy location, 100% FLOOD FREE

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	224
<b>Floor Area</b>	769 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



## PROPERTY!

- Most of the hard work has been taken care of just bring your paint brush to update inside, simply move in and enjoy
- A generous 769m2 block which is fully fenced, room for the kids & pets to explore.
- Great location within walking distance to schools, sports clubs, YMCA gym (300m), specialty shops and CBD or just a 10 min direct drive to the beach!
- Highly sought-after suburb with low vacancy rates for investors & a great vibe for first home buyers. Family friendly area, great park for the kids within walking distance, easy access to ring road
- The central location is of great convenience for the entire family. Located in the catchment area for some of 4670's most highly regarded schooling.
- The options are endless, Great investment option or first home
- Ideal first home with room to move and expand the family & value add
- Investors take note, Current rental appraisal @ \$350+ per week, making this a great no fuss positive geared investment property
- BE FAST THIS WILL NOT LAST IN THIS MARKET WITH SO MUCH ON OFFER in THIS AMAZING LOCATION!

CURRENT OWNERS 100% COMMITTED TO A SALE, THUS PRESENTING AN AMAZING OPPORTUNITY FOR ONE LUCKY BUYER! VACANT & PRICED TO SELL NOW - ALL OFFERS STRONGLY ENCOURAGED, DON'T MISS THIS ONE!

\*\*\*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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