

Sold



116 Sims 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 and super well cared for home must be sold. Offering so much for so little and would make the ideal first home/ investment!

Features include:

- 3 generous sized bedrooms
- Sizeable Master suite
- Large spacious floor plan featuring large formal lounge + large dining area
- Renovated/ Updated bathroom, large rear outdoor area overlooking landscaped yard
- Solid hardwood construction, super neat & tidy with NO WORK REQUIRED!
- Large remote drive through car accommodation offering access to the yard, 2 x lawn lockers
- Sizeable centrally located kitchen with great storage/ bench space & modern appliances
- Plenty of room to move, great family friendly floor plan, nice street appeal, opportunity to make your own/ value add, A/C throughout

3 bedrooms 1 bathroom 1 car 981 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	239
<b>Land Area</b>	981 m <sup>2</sup>

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



- Handy to town, 1 minute walk to Butcher, bottle o, shops and bakery, 100% FLOOD FREE PROPERTY!
- Extremely well cared for property, a credit to the current owner who has downsized to aged care, simply move in and enjoy
- A generous 981m2 block which is fully fenced, room for the kids & pets to explore.
- Great location within walking distance to schools, sports clubs, YMCA gym, 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, opportunity to buy fully furnished as elderly owner has relocated to a unit facility.
- Great air bnb option with the furniture in place to lease immediately
- Ideal first home with room to move and expand the family & value add
- Investors take note, Current rental appraisal @ \$370+ 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.loadersporperty.com.au](http://www.loadersporperty.com.au)\*\*\*

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

\*\*\* BUYERS PLEASE NOTE \*\*\* DISCLAIMER: It should be noted that this property is being sold without a price, therefore a price guide will not be available. The website possibly filtered this property into a price range for functionality purposes. Any estimates on this page are not provided by the agent and should not be taken as a price guide.\*\*\*

\*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.*