



7 Letinic St, Millbank



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT (6+ offers, SOLD in 7 Days for a GREAT PRICE!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exceptional brick home which has been modernized inside & features a stunning pool!

*** ALL OFFERS TO PURCHASE WILL CLOSE 5PM THURSDAY 23RD JUNE 2022 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOME ***

Situated in a top location, surrounded by quality properties this cracking brick home will appeal to a variety of buyers! Offering an open floor plan & cracking pool for hot summer days, this will be popular!

Features include:

- 3 bedrooms, all with built in robes
- Large Master Suite with ensuite
- Sizeable open plan Lounge + formal dinning room + casual living/ 2nd lounge area
- Updated centrally located kitchen with plenty of storage & bench space, dishwasher
- Vinyl planking throughout gives a modern feel & provides low

3 bedrooms 2 bathrooms 2 car spaces 828 m2

Price	SOLD
Property Type	Residential
Property ID	298
Land Area	828 m2

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



maintenance

- Main bathroom features bath & shower, single vanity
- Large outdoor alfresco area overlooking the pool/ yard
- Dual lock up garage attached to the main residence, features drive through access
- Side access to a van/boat pad for storage, modern colour scheme
- FULL 5kw SOLAR POWER, no more \$\$\$ bills, reverse cycle A/C the home
- Large landscaped 828m2 allotment, very private & secure
- Stunning in ground salt water pool, lovely spot for the kids to enjoy
- Lawn locker @ the rear, plenty of room to move
- Family friendly estate, highly prized area surrounded by quality properties
- 2 mins to CBD, Hospitals, Medical Dress circle & Sugarland shopping, a great spot to live/invest
- Investors, you can expect \$550+ per week return on your investment

· AS YOU CAN IMAGINE THIS HOME HAS TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF!

IF YOU HAVE BEEN SEARCHING FOR A QUALITY HOME READY TO MOVE INTO STRAIGHT AWAY IN A GREAT LOCATION, LOOK NO FURTHER. THIS HOME WILL ATTRACT A LOT OF INTEREST, A CHANGE IN CIRCUMSTANCES NOW DICTATES THE SALE OF THIS GREAT ENTERTAINERS PROPERTY!

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

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

At a glance:

Bedrooms: 3

Bathrooms: 2 (2 toilets)

Living: 2

Car Accommodation: 2

Land size: 828m2

Pool: Yes

SHED – No

A/C – Yes

SOLAR – Yes (5kw)

Rates - \$1800 p/h Approx

Rent Appraisal - \$550 - \$600+ p/w

**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.