



## TICKS ALL THE BOXES

This solid timber home sits on 425 square meters in a nice quiet street and on your doorstep is all that Scarborough has to offer - Queens Beach is just a stone's throw away, as are local primary schools, high schools and plenty of sports to choose from.

The property will suit all manner of buyers, first home buyers, investors, retirees, all are welcome, as there are few extra features that the seller has added for your benefit:-

- Awesome shed with extra height entry for caravans and boats, power, foxtel, water and toilet,
- Undercover patio for entertaining, or watching your favourite sport, (mancafe),
- Double carport (council approved) at front for caravan or boat,
- 425 square meters, fully fenced to keep the pets and kids in,
- Three large bedrooms each with built-ins,
- Refurbished bathroom, potential for ensuite to be added under current roofline,
- Lounge room plus front sunroom/study space,
- Large kitchen with dishwasher, polished floors throughout.

The property is currently rented and provides the owner a solid return of \$435 per week. Inspections are by appointment.

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.

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<b>Price</b>	SOLD for \$512,500
<b>Property Type</b>	Residential
<b>Property ID</b>	1404
<b>Land Area</b>	425 m2

### Agent Details

### Office Details

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