

128 Sims Road, Kepnock, Qld 4670



House For Sale

Tuesday, 23 April 2024

128 Sims Road, Kepnock, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 754 m2

Type: House



Michael Loader

UNDER CONTRACT

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome well presented home with low maintenance yard, the ideal bomb proof investment property!*** ALL OFFERS TO PURCHASE WILL CLOSE 5PM WEDNESDAY 25th APRIL 2024 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOME ***Situated just a stone's throw to CBD & 12 mins to the coast, this neat home has everything you could want and represents fantastic value in the current market, best be quick as there is only one at this price!Features include:•3 genuine double bedrooms, ceiling fans & Built ins•Master suite with full-length built-in robes & A/C•Renovated bathroom, good size, neutral tones throughout, features bath and shower•The property was renovated approximately 6 years ago with items including NEW ROOF, NEW WIRING, NEW PAINT (INSIDE AND OUT), NEW TILING, NEW WINDOW COVERINGS... THE LIST GOES ON!!!•Family friendly design offering separate lounge & formal dining area + separate patio for the morning coffee•Neat centrally located kitchen with quality appliances & good storage/ bench space•Dual Attached LOCK UP car accommodation + additional car port offering 3 car accommodation and a multitude of storage for all the toys.•Fully fenced 754m2 corner allotment allowing for plenty of access for the boat/van, great sized yard with lawn locker and room for the shed if required•Dual street access, conveniently located close to a variety of schooling, 2 mins to CBD•100% FLOOD FREE PROPERTY•Cosy tiled balcony, NEAT AND TIDY inside and out, lovely hardwood floors, A/C, all the money has been spent here, no \$\$\$ required just unpack and enjoy•Situated in a sought after pocket of Kepnock just a short stroll to butcher, baker and the convenience of Maloney's shopping complex. Just 12 minutes direct drive to Bargara beach •***BUYERS PLEASE NOTE Long term lovely tenants in place on a Fixed term lease until 1st October 2024 *** (\$360 p/w well under market rent)•Current rental appraisal \$460-\$480 per week•Properties in this area are highly sought after due to their close proximity to all amenities and the CBD•You will not find better value in the current market with so much potential on offer and such great returns, be very quick! SERIOUSLY GOOD VALUE, MOTIVATED SELLER SEEKS IMMEDIATE ACTION!•Simply outstanding value given the size of the home in general and the high quality of renovation on offerIF YOU HAVE BEEN SEARCHING FOR A NEAT SET AND FORGET INVESTMENT PROPERTY WITH NO MONEY TO BE SPENT & IS AFFORDABLE THIS IS IT. THE VENDORS ARE SERIOUS ABOUT A SALE AND HAVE PRICED THIS HOME ON THE MONEY FOR AN IMMEDIATE SALE! ***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!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*At a glance:Bedrooms: 3Bathrooms: 1Living: 2Car Accom: 3Solar: NoLand size: 754sqmA/C - YesRates - Approx \$1750 p/hRental App - \$460-480+ p/w