

# 2/12 Sheppard Close, Tuncurry, NSW 2428



## Sold Villa

Tuesday, 16 January 2024

2/12 Sheppard Close, Tuncurry, NSW 2428

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Mitch Clarke  
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**\$650,000**

This newly renovated 3 bedroom, 2 bathroom, 2 car garage villa is set for you to move in immediately. With fresh carpet and light and bright paint choices, this tidy 3 bedder is an excellent option for those looking for a low maintenance property that requires little work.- 3 Bedroom, 2 bathroom, 2 car freestanding villa- Freshly installed carpet and paint for new owners to enjoy- Fenced yard with garden suitable for small to medium pets- Alfresco area perfect for entertaining with friends- Open plan kitchen connects to a combined lounge and dining room- Central kitchen offers dishwasher, ceramic cooktop and wall oven- Mitsubishi split system air conditioner in lounge room- Master bedroom includes private ensuite plus his/her built-in robes- All bedrooms are well sized and feature built-in robes- Main bathroom has twin vanity, separate toilet, shower and bath- Laundry access to outdoor concrete area with wall mount clothesline- Double size garage perfect for those who need ample storage- Solar installed with 6 rooftop panels to reduce your electricity bills- Suitable for downsizers, retirees and investors: a great all-rounder. Property Details: Strata: \$100 per quarter Council Rates: \$649 per quarter Rental Potential: \$535 per week Being a freestanding villa, never worry about high strata costs as you will have no shared building insurance with other homeowners, paying only for outer garden care and driveway insurance which comes to approximately \$100 per quarter. The open plan kitchen adjoins a roomy lounge and dining area, creating an ideal setting for both everyday living and entertaining. The kitchen features well-maintained benchtops, dishwasher, ceramic cooktop and wall oven, making meal prep a breeze. The spacious master bedroom enjoys its own private ensuite, complete with shower, toilet plus his/hers built-in robes, providing added convenience for the homeowners. Bedrooms 2 and 3 are well sized and equipped with built-in wardrobes also. The main bathroom offers a double-sized vanity with plenty of storage, separate toilet, shower and bath, catering to the needs of the entire household. The laundry area provides convenient access to a rear concreted backyard area. A 2 car garage is a welcome feature, accommodating for your storage needs. Enjoy entertaining under a comfortable outdoor alfresco area with your own low maintenance garden and fenced yard, perfect for smaller pets. The property is equipped with 6 rooftop solar panels helping to reduce your power bills. For more information on this well presented 3 bedroom villa in a peaceful area, contact Mitch Clarke today on 0435 870 459. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.