

3 Cox Crescent, Millbank, Qld 4670



Sold House

Friday, 8 September 2023

3 Cox Crescent, Millbank, Qld 4670

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 792 m2

Type: House



Michael Loader

Contact agent

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this large brick home, with AWESOME SHEDS perched high and dry in a top spot, just minutes to everything!*** PLEASE NOTE ALL OFFERS TO PURCHASE WILL CLOSE TUESDAY 19th SEPTEMBER @ 5PM . PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM OR ATTEND THE OPEN HOMES*** Situated in the highly sought after area and in a quiet street with little passing traffic, this very private and secure home is well built and offers larger than normal rooms, this would make the ideal first home or set & forget investment property. This tightly held and very quiet area is just a short drive to Hospitals, School and Major Shopping Centre, as far as locations go, you will not find anything as convenient. This neat and tidy home has everything you could want! THIS HOME IS VACANT FOR SALE & READY TO BE OCCUPIED IMMEDIATELY! Features include: • 4 bedrooms (or 3 plus study), all generous size • Generous Master suite, new carpets to the lounge and master • Centrally located bathroom with shower, toilet & bath, neat order • Functional internal layout which includes large open plan lounge + formal dining area • Spacious kitchen equipped with modern appliances, plenty of cupboards and an abundance of bench space (Could do with an update down the track to increase value if/when required) • Offering plenty of room to value add/ update to your liking, no immediate work required • A generous sized outdoor alfresco area at the rear • Lovely front patio offering the perfect spot to enjoy the sun rise with a coffee, stunning rural vistas on offer seldomly found in town • The outdoor area offers complete privacy, overlooking the landscaped surrounds & lovely gardens, the perfect spot to unwind • Perched on a large 792m2 fully fenced allotment, side access • Large double shed at the rear, fully powered & lit • 100% FLOOD FREE PROPERTY • Set high and dry, plenty of room for the boat/van • Established lawns & garden, easy care yard • The home is generous in size and is built solid to last • VACANT FOR SALE – READY TO RENT OR MOVE IN STRAIGHT AWAY • Current rental appraisal @ \$500+ per week, just sit back and let your tenants pay it off whilst you sleep, quality property in quality location! • 2 mins to Sugarland, CBD, Medical Precinct & 5 mins to the Airport, this one is positioned perfectly for future growth • GREY NOMADS, 1ST HOME BUYERS, INVESTORS OR ANYONE WANTING A GREAT VALUE PROPERTY ON A LARGE LOT, THIS ONE IS FOR YOU! • SELLING NOW....WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF! IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE HOME IN A TOP LOCATION WHICH IS ON A HIGHLY DESIRABLE LARGE LOT THIS IS IT. PRICED TO SELL WITH MOTIVATED SELLERS READY TO SELL TODAY! ***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: 4 (or 3+ study) Bathrooms: 1 Toilets: 1 Living: 2 Car Accommodation: 2 Land size: 792m2 A/C – NO SOLAR - NO RATES - \$1800 p/h Approx Rent Appraisal - \$500+ 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**