

**7 Mallee Court, Sun Valley, Qld 4680**



**Sold House**

Wednesday, 12 June 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 618 m2**

**Type: House**



Shane McLeod

**\$521,000**

Bring your 'tick list' when inspecting this very neat, three bedroom home, located in Sun Valley - it's got it all. The sellers have just installed a brand new kitchen, new carpets and a large, split system airconditioner to the living room, and you're the one to benefit from their hard work. Add in the great location, and you'll be making this the perfect home for you and your family. Features include: \*Three big bedrooms with built in robes, carpet, fans - the main has an ensuite \* Large, open plan lounge and dining with split system airconditioning and low maintenance timber look vinyl flooring \*The modern kitchen offers large fridge/freezer space, ample cupboard and bench area, dishwasher, pyrolytic oven and gas cooktop with slider rangehood and adjoins both the outdoor entertaining and the dining room \*Shower over bath in main bathroom with a large vanity and toilet \*Stunning outdoor entertaining and additional huge deck - beautifully landscaped and irrigated gardens, night lighting, water feature and garden sheds \*Single, auto entry garage with work bench space and internal house entry \*Second driveway parking for vehicle, boat, trailer \*5kw solar system \*Kin Kora Primary School at the bottom of the street, Sun Valley Market Place, daycare and park 100m away, just minutes to Stockland Kin Kora. This really is a home you can see the quality and care that has been put into it by the sellers. \*\* Pre-sale Building & Pest Inspection provided\*\* Annual 2024 rates: \$3442.70pa with a further 10% discount on the general rate for early or on time payment. \*\* Formal rental appraisal: \$490pw - \$510pw\*\* If you are finance ready to purchase, please forward your documentation when requesting your inspection by appointment only. Don't forget to check out the full walk through video featured in this listing to get a real time look through the entire property.