

**13 Andell Pl, Redcliffe, WA, 6104**

**Sold House**

Wednesday, 23 October 2024



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **SOLD -Spoil yourself**

You will love this street-front, spacious, and well-designed family home. A quality-built Content Living home named the Elgar boasting 190sqm of total home area not including an extensive feature Alfresco area.

It will suit a young expanding family as you have 2 primary schools within walking distance, a choice of parklands to discover or you are also very close to the exciting DFO, hustling airport if you are a FIFO person as well as the brilliant Redcliffe Train Station if you commute to the CBD.

Packed with extra features that impress such as the separate theatre room, engineered floating floors & superb tiling, queen size 2 & 3rd bedrooms with king size master bedroom, and its quality built-in robes.

You will also like the privacy fencing and safety it offers to the 350m green title block ( meaning that it is not a strata title lot)

The home is currently leased out at \$580 per week but soon to go to \$660 start of June 24.

Features include but not limited to:

- Content Living home Design named the Elgar
- Featuring well over 219.3m(approx.) of total house area inclusive of the large alfresco
- Privacy fenced and secure street front 350m block with loads of extra driveway parking
- Decked entrance to a double door feature entry into the house
- Tiled flooring in all busy areas with engineered heavy-duty timber flooring throughout bedrooms and theatre room
- Seucry System and cool breeze air conditioner throughout
- King-size master bedroom with large built-in robes, generous ensuite
- Extensive kitchen with quality stainless steel appliances + dishwasher
- Shoppers entrance to double lock up garage
- Open family dining area perfect for expanding family
- Separate theatre room for all your entertainment needs
- Queen size 2nd & 3rd bedrooms with built-in robes
- Main bathroom with separate shower and bath
- Feature pitched patio area for outdoor alfresco living all year round
- Very easy care paved backyard area with the front being fake turf
- An alfresco patio of 29.3m (approx.) perfect for outdoor gatherings
- Fixed term lease paying \$660 from the 2/06/24
- Lease expiry is 28/11/204

Water rates: \$1,313.74 p/a (approx.) - Total for 2022 - 2023 financial year

Council rates: \$1,920.48 p/a (approx.)

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.