

38 Flinders Dr, Leichhardt, QLD 4305

Sold - \$385,000

House 3  1  2 



## HIGH SET HOME WITH SHED ON 809 M2

This family home offers you a lifestyle where you can spread out and enjoy the freedom of living in your own home in an elevated location, with a timber deck, breezes, views and a life-style yard with the essential shed with rear yard access.

**Open for Inspection**

By Appointment.

Some more extras to expect are -

6 m x 9 m , 3 bay shed, complete with a concrete floor, double doors and room for a workshop at the side. Your shed door height is 2.34 m and 2.66 m wide.  
Storage space under the home for another car, workshop room and laundry.  
Solar (1.5 kw approx.), water tank 5,000 litres. Mains Gas connected.  
NBN fibre to the curb. Air-conditioning, secure fencing to the three sides and security screens on most windows and doors.

The respectful tenants are in place on a fixed lease until 6/10/2022 paying \$360.00 per week. If you are an investor the new rental income would be \$370 .00 to \$390.00 per week. If you wish to move in, please discuss how the time lines work for vacant possession with the Agent.

### PROPERTY FEATURES

- A front timber deck welcomes you into the home which will become the morning and evening quiet time.
- Immediate access to the open plan living and dining room, complete with Air-conditioning.
- The traditional bank of louvered windows allows fresh air into the main hub of your home.
- The light filled fresh kitchen has gas oven and cook top with pantry and traditional space.
- 3 generous bedrooms, all complete with ceiling fans, robes and timber floors.
- Modern family bathroom presents with a walk-in style shower and the essential private toilet.
- Ipswich council rates are \$438.70 per quarter
- Water rates are approx. \$340.93 per quarter

### OUTSIDE CONTINUES TO DELIVER.

Grow the veggies, room for fur babies and the van and the trailer.  
Rear yard access with low maintenance gardens and true fun space.

### LOCATION

#### Listed By

Helene Shephard  
Phone: (07) 3281 3800  
Mobile: 0411 896 158

