




Exceptional 3-bedroom family home will impress you with its quality, character, functionality and...

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13 Nimrod Court, Wilsonton

Offers over \$679,000

Positioned in a quiet cul-de-sac friendly neighborhood, this open plan home is immaculately presented inside and out! Tastefully renovated, this home boasts many other features which include the following:

- Three good sized bedrooms – all with built-ins and ceiling fans
- The spacious main living area features reverse cycle air conditioning along with a quant study nook and flows freely into the well-designed dining area.
- The centrally located kitchen includes a breakfast bar, updated appliances and plenty of storage. This versatile kitchen has an electric cook top, double sink, dishwasher and large pantry as well.
- There is also plenty of bench space and storage in the updated laundry with newly installed cabinetry.
- Combined dining/formal lounge with natural gas heater points.
- A two-way bathroom to the main with shower and vanity

Property ID:	L29264958
Property Type:	House
Building / Floor Area:	136
Carports:	2
Land Area:	630.0 sqm

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Separate Toilet

Filtered drinking water in kitchen

Video security cameras

Television points throughout

3mx3m garden shed

Another small shed at side of the house for garden tools

Security screen doors

5000l water tank with pump allowing for easy garden maintenance.

The single lock garage has been turned into a great additional rumpus room with sliding glass doors, and TV. point (rumpus can be converted back to garage if required) This 4th room could also be used as bedroom/office & completes it with air-conditioning

Enter out to the shady entertaining area overlooking the fully fenced child and pet friendly yard

Side access from both sides of the house

Set on a low maintenance 633m2 block

Large double carport

Brick veneer home with color bond roof – House built 1990

Mains Gas to property and gas Points in lounge and dining area

Led Lighting throughout most of the home

NBN to the node however Fibre to the premises is now available to and ready to connect

This quality home is also within easy walking distance to schools, shops and parks.

Whether you're upsizing, downsizing, or looking for a smart investment, this home ticks all the boxes. This charming home is out to impress, don't blink or it will be gone! Please contact John Rizqallah on 0427976007 for more information and look out for the open home times.

Investors Take note:

Last rental increase was \$595.00 on 11th October 2024 so can suggest \$610 – \$620 per week at the next rental increase.

Land Rates: Half yearly Nett: \$1437.75

Water Rates Half Yearly Nett: \$377.40

Catchment Zone for schools:

Wilsonton State High School Year 7 to 12

Fairview Heights State School Prep to 6