

SOLD



22 Clipper Ct, South Mission Beach



## Dr Barney + Family Have Left the Building !

- \* Ashlee Jones Built in 2011
- \* Freshwater pool + shed
- \* Solar, loads of extras
- \* Backing onto reserve, walk to the beach

With the perfect tenants ready to move in early August, the sellers are exposing this quality home to the selling market for a short time only!

Don't delay - If the thought of building is too exhausting and you are after a home with the absolute works at the sellers best sale price, you have until the 31st July 2020 before it's taken off the market and kept as an investment property.

Selling below their replacement cost, just look at what you'll find (More photos coming soon):

- \* Kitchen appliances just replaced - Bosch series 8 - Freestanding gas stove with a self cleaning oven!
- \* Check out the floor plan - Just over 251m2 under roof
- \* Stone bench tops throughout including the kitchen, laundry and bathrooms
- \* Split system air-conditioning / security screens / ceiling fans throughout
- \* The garage door has been insulated and the room air-conditioned - Great home gym/kids play area
- \* Solar panels added - 5kw inverter - Battery ready
- \* Separate shed with lights, fan and welding point (Approx. 8m x 4.5m with side access)
- \* Sparkling fibreglass freshwater pool with kids splash deck and water fountains - Gorgeous surrounding silver travertine pavers and the pool has solar provisions too! (Envirosystem - approx. 50% less running costs

4 beds 2 bathrooms 3 car spaces 800 m2

<b>Price</b>	SOLD for \$462,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1907
<b>Land Area</b>	800 m2
<b>Floor Area</b>	251 m2

### Agent Details

Tania Steele - 0448 250 499

### Office Details

Tropical Property Sales  
Shop 2, 2-4 Stephens Street  
Mission Beach QLD 4852 Australia  
07 4088 6880



than salt chlorinated!)

- \* Fully fenced, established low maintenance gardens that attract the Ulysses and Cairns birdwing butterflies

- \* Cul-de-sac position is great for kids and there's a walking pathway connected to the estate for beach access

Marketed exclusively by Tania @ Tropical Property - Inspections welcome by appointment or via the scheduled open homes.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*