

Sold



107a Hinchinbrook Avenue, Ridgewood



## Low-Maintenance Gem Close to Every Amenity!

Seize the opportunity to own this affordable and superbly located family home!

Positioned moments from several local schools and 650m from the freeway entry, this well-presented and low-maintenance property offers three bedrooms with built-in robes, two modern bathrooms and a spacious open plan living area - all on an easy-care 269sqm block.

You'll love the neutral tones throughout the home that make it ready to move straight in and furnish with your own personal touches. Each bedroom has built-in robes, carpet and Venetian blinds, and the generous main bedroom boasts a walk-in robe and contemporary ensuite with a demi-frameless shower.

The generous open-plan living and dining area is light and bright, with gorgeous timber flooring, reverse-cycle air conditioning for comfort throughout the seasons, and a recessed ceiling that adds spaciousness. In the stylish and functional kitchen, set beneath a bulkhead ceiling, you'll find stainless steel cooking appliances, including an electric oven and gas hob - everything a keen home chef needs for entertaining family and friends.

For privacy, your outdoor entertaining is covered with a shade sail and high Colorbond fencing. You won't miss a large yard to maintain with gorgeous Ballymote Park metres from your front door! This lovely property is ready to

3 2 2

**Price** SOLD for \$455,000

**Property Type** Residential

**Property ID** 29647

### Agent Details

Kenny Poi - 0481 340 343

### Office Details

Xceed Real Estate - Sales  
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welcome new owners and is perfect for downsizers, first home-buyers, small families or investors. High-school-aged kids can get to and from school easily, with Butler College and Irene McCormack Catholic College just down the road and nearby local primary schools.

If you commute, Butler Station is only a 5-minute drive from home, with bus stops virtually on your doorstep. All your shopping needs and amenities will be looked after at Lukin Shopping Centre, and when the summer heat calls you to the coast, you can be at Quinns or Jindalee Beach in 10 minutes.

Contact Kenny Poi from Xceed Real Estate on 0481 340 343 today.

Features include:

- Three bedrooms, two bathrooms
- Open-plan living area
- Contemporary kitchen with stainless steel appliances
- Carpets to the bedroom, timber flooring in the living and dining
- Split system A/C to the main living area
- Built-in robes to all bedrooms (walk-in to main)
- Venetian blinds throughout
- Alfresco courtyard with a shade sail
- Gas storage hot water system
- Easy care 269sqm block
- Double lock-up garage
- Low-maintenance gardens

Location (approx. distances):

- 60m Ballymote Park
- 360m Ashbourne Park
- 1.6km East Butler Primary School
- 1.4km Irene McCormack Catholic College
- 1.5km Butler College
- 820m Lukin Shopping Centre
- 3.5km Butler Station
- 3.9km Jindalee Beach

*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.*