



**8 Parramatta Ct, Kuluin**



## SOLD UNDER THE HAMMER AT AUCTION

Our sellers not only got a great result but they saved \$17,800 compared to the average commission other agents charge. A great result and affordable commission means more in your pocket!!

Here is a truly unique property offering which is bound to tick off several boxes all at once, all centrally located in Kuluin. The word hybrid springs to mind when describing 8 Parramatta Court. It's ideally suited to multi-generational families or to generate an income from home, whether that be through a home based business or rental of the secondary dwelling.

The house is a large freshly painted family home with 3 bedrooms, 2 bathrooms, 2 living areas, plenty of parking plus a large in-ground pool and undercover entertaining area.

A completely independent tiled rumpus or games room with its own separate entry plus its own bathroom would equally suit a home based business, consulting rooms, salon, guest accommodation or a teen retreat.

An additional fully self-contained extension with it's own separate entry can be closed off into 2 separate units; each with a kitchen/kitchenette, bathroom and ensuite. Alternatively it's large enough for a second family. The possibilities here are endless, space for your adult kids, guests, Air BnB, Granny and Grandad, or a rental

6 5 4 897 m2

<b>Price</b>	SOLD for \$960,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1431
<b>Land Area</b>	897 m2

### Agent Details

Fiona Gregory - 0431 366 364

### Office Details

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income.

Need side access to securely store the boat or caravan? Not a problem, there is a drive through carport with 2.4m clearance with room to park a boat or van. There is under cover parking for 4 vehicles and 3 sheds, one ideally suited to being a workshop.

### **Main House:**

- Freshly painted and ready for you to move straight in
- 3 generous family bedrooms, family bathroom plus ensuite
- Inviting timber entertainer's kitchen with quality appliances
- Stone benches and plenty of preparation and storage space
- Formal lounge or media room plus an open plan family room
- 4 car accommodation plus plenty of room for the boat or trailer
- Games room/office/guest room with its own entry and bathroom
- Large in ground swimming pool and undercover entertaining area
- 5000Lt water tank and 6.5Kw Solar system to keep costs down

### **Granny Flat**

- Completely independent of the main house, with a separate entry
- Can be used as one combined or two smaller separate units
- Central fully equipped kitchen plus a separate kitchenette/wet bar
- 2 large studio bedrooms each with ensuite bathrooms and storage
- Great for extended family, adult kids, grannyflat or Air BnB

### **Rental Appraisal**

- Whole of property \$900-\$1100 per week
- Main house only \$620-\$650 per week
- Granny flat only \$450-\$480 per week
- Granny flat as 2 separate studios \$300 and \$350 each

As far as location is concerned, Parramatta Court is a quiet cul-de-sac just metres from open parkland and a kids playground. The fully fenced yard is very low maintenance, the combo of secure yard and a huge park is great for kids, pets and exercise. It's a very quick 450m walk to the local State School and childcare facilities and 2.5km to the local State College. A little under 500m away you will find the local Coles Supermarket. For the serious retail aficionado Sunshine Plaza is just 10 minutes from home, as are a range of world class eateries, surf beaches, the airport and the Bruce Highway, and there are multiple bus options nearby.

Built in 1985, the property has been diligently maintained with improvements over the years including a wonderfully spacious timber kitchen with stone benches and quality appliances, reconditioned roof, a 6.5Kw solar array, fresh paint and some modernizing in the ensuite. That said, there is plenty of scope to add value in this high demand area.

The huge in-ground pool is set in low maintenance grounds complete with a large undercover entertainment area. It's even plumbed ready for your barbecue and wet bar or a full scale outdoor kitchen. Create your very own resort style family zone just in time for summer.

Our sellers have plans to expand their business so this much loved family home is ready for new owners.

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