

**9 Aurula Ct, Karana Downs, QLD 4306**

**Sold - 28/07/2016**

House **3** **1**



**Quality Cottage available now! - SOLD**

This neat renovated air conditioned cottage is situated on a flat 810sq meter block, has loads of character and is lovingly presented featuring wraparound verandas, a formal entrance foyer, three bedrooms, one bathroom with a modern practical kitchen, and a fenced level yard with a garden shed. This ideal home is located in a great position close to parkland on a safe, quiet, leafy cul-de-sac.

**Open for Inspection**

By Appointment.

Located within walking distance to the river reserve, Kookaburra Place' parkland, golf course, local shops and school, all only minutes away and within easy reach to Brisbane CBD and or to Amberley RAAF Base

This fabulous home is an ideal for a first home owner home' or would suit a retiree. It is currently tenanted until 9 August and the vendor has commitments elsewhere, is serious and wants property sold. Early bird will get its worm!!

**Other Features**

- New split system air conditioner
- As new carpets throughout
- Single bath and shower
- Separate toilet
- Separate storage room
- Garden shed
- 5000 litre rainwater tank
- Well above 1974 and 2011 flood levels
- Roof insulation with whirly bird roof ventilator
- Cul-de-sac location
- Within walking distance to shops

**Listed By**

Randolph Wirkus  
Phone: (07) 3374 1094  
Mobile: 0404 087 414

