



NOTHING LIKE THIS IN THE AREA

A family home that has been owned by current vendor since 2001. Now the family have grown up and mum and dad are down sizing.

Currently configured as a 5 bedroom home with large lounge with breakfast bar. Kitchen leads out to separate open plan dining and sitting area.

There is no sign off for work carried out to the extension and some finishing work needed, would suit a builder/handyperson.

The current owners modified the garaging to be used as bedrooms.

3  1  4 

\$585,000

**120 Osprey Drive
Welcome Bay**

Web ID# WB1219

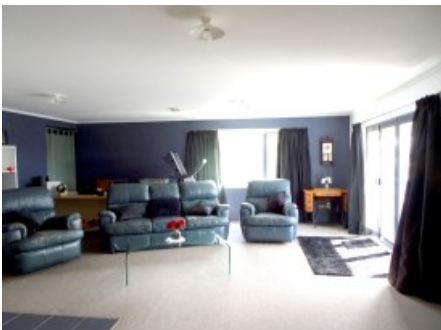
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Property Information

Property Address	120 Osprey Drive, Welcome Bay
Legal Description	Lot 15 DPS 38955 SA35C/993
Land Value	\$133,000
Capital Value	\$408,000
Capital Valuation Date	July 2015
Rates	\$2,501.25
Year Built	1997/1998
Exterior Construction	Mixed plaster board
Roof	Colour steele
Joinery	Aluminium
House Area	
Land Area	1113m ² approx
Bedrooms	Three
Bathrooms	One
En-suites	-
Garaging	4 car garaging
Chattels	Stove, Fixed floor coverings, Drapes, Blinds, Curtains, Light fittings, Dishwasher, Electric garage door opener with 2 remotes, Heated towel rail, Expelair, Bathroom heater x 1, TV Aerial, Gardenshed, 2 x HRV.

HEALTH AND SAFETY NOTES:

All parties must be registered to inspect this property and comply with the Health and Safety at Work Act 2015.

- Report any incidents, accidents or near misses while on the property.
- Wear suitable footwear, where appropriate, and take extra care on wet, slippery or uneven surfaces. Running is prohibited.
- Do not touch or operate any electrical or other machinery without consent while on the property.
- Children must be supervised at all times and for the purpose of safety it is prohibited for any visitors to use any of the sellers equipment, recreational or otherwise.
- No smoking on the property (this property is a smoke free zone to all visitors)
- In the event of an emergency assemble outside the front of the property.
- All inspections of this property are based on an "as is where is" basis. The agent is unable to guarantee all aspects of risk management disclosure when some risks are unknown or undetected at this point. You enter this property at your own risk.

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2.95% TO \$400,000 2% THEREAFTER, \$500 ADMIN + GST**

