



## Kippa-Ring, 92 Hercules Road

SOLD!

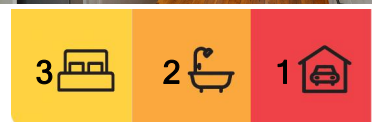
An abundance of potential lies within this already feature packed proposition! Set on an expansive 607sqm block in a convenient and quiet pocket, this beautifully maintained and refreshed, high-set home offers more than your average, and will satisfy you on many levels whether investing or looking to move in.

Neat and tidy, and with multiple living areas, the home has been built for family living - the kitchen forms the central hub upstairs, with direct access to your living areas and expansive outdoor entertaining deck capturing the most alluring bay breezes! A massive multi-purpose downstairs allows for dual-living possibility or to run a business from home, with its own bathroom and access.

Situated on a flat and generous 607m2 block with side access for cars, boats, trailers etc, that affords the options of a pool, deck, granny flat or large shed for the toys - this home has everything you need and more!



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$748,000+

**View**  
[ljhooker.com.au/BRDGF2S](http://ljhooker.com.au/BRDGF2S)

**Contact**  
**Stephanie Marshall**  
0451 899 393  
[smarshall@ljhpropertycentre.com.au](mailto:smarshall@ljhpropertycentre.com.au)

**LJ Hooker Property Centre**  
**(07) 3286 2500**

Features Include but not Limited to -

- \* Freshly re-painted and re-carpeted
- \* New flooring to lower level
- \* New ceiling and light fittings throughout
- \* New laundry fit out
- \* Well-appointed kitchen with electric appliances
- \* Upstairs living area with air-conditioning and gleaming timber floors
- \* All bedrooms are of generous proportions with built-ins and ceiling fans throughout (main bedroom with air-conditioning)
- \* Elevated position and Level, low-maintenance 607sqm block with side access
- \* Security screens throughout
- \* Single remote lock-up garage
- \* Colorbond roof
- \* Quiet location
- \* 1min drive/4mins walk to Hercules Road State School
- \* 1min drive/6mins walk to the Kippa Ring train station
- \* 3mins drive/14mins walk to Kippa-Ring Shopping Centre
- \* 4mins drive/20mins walk to Kippa-Ring State School
- \* 5mins drive/35mins walk to Mueller College
- \* 6mins drive/30mins walk to Kayo Stadium
- \* 6mins drive/40mins walk to Redcliffe Hospital
- \* 6mins drive to Redcliffe Golf Club
- \* 10mins drive to Redcliffe Waterfront, Surf-Live Saving Club & Markets

\*All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.



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## More About this Property

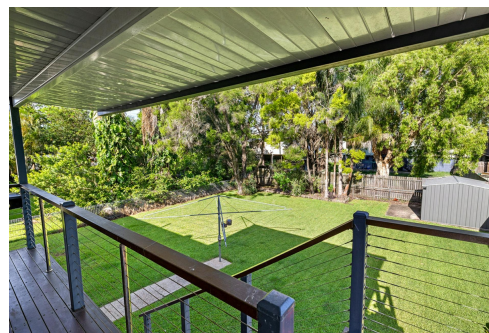
<b>Property ID</b>	BRDGF2S
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (3) Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Stephanie Marshall 0451 899 393**

Independent Contractor - Intuitive Success Pty Ltd |  
smarshall@ljhpropertycentre.com.au

**LJ Hooker Property Centre (07) 3286 2500**

152-164 Shore Street West, Raby Bay, Brisbane QLD 4163  
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



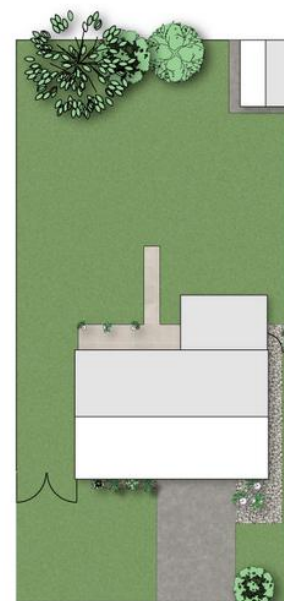
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## 92 Hercules Road, Kippa-Ring

3 Bed | 2 Bath | 1 Car

House Area: 183m<sup>2</sup> | Block Area: 607m<sup>2</sup>



SITE PLAN

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.