



15 Katherine Close, Ranelagh

Ranelagh - Spacious, Spotless and Ready for Family Life

Ant's "Fluff-Free" Description...

Let's keep this simple.

If you're a young family looking for a home that's easy to live in, easy to maintain and doesn't come with a renovation hangover...this is worth your time.

Built in 2012 and set in a quiet cul-de-sac, 15 Katherine Close is a practical, well-kept home that does exactly what it should.




Three bedrooms. Two bathrooms. Open-plan living. Level block.

Nothing complicated. Nothing overthought.

The layout works. The main bedroom sits separately with its own ensuite. The other bedrooms are positioned where they should be. The living, dining and kitchen connect properly and open straight out to the deck and backyard.

And importantly - the yard is actually usable.

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.

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FOR SALE

Offers over \$749,000

VIEW

By Appointment

AGENTS

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Flat. Secure. Enough space for kids, pets, a trampoline, a half-built cubby house that never gets finished...you get the idea.

The kitchen is functional, the finishes are clean, and the home has clearly been looked after. Heating and cooling is sorted, insulation is in place, and the energy rating is solid - which means you're not freezing in winter or sweating through summer wondering where it all went wrong.

And yes - solar is already installed, which helps take a bit of the sting out of the power bills.

Outside, you've got a concrete driveway, easy access, and a setup that just works for day-to-day life.

This isn't a "look at me" home.

It's a "live in me" home.

And in this market, that's exactly what a lot of buyers are chasing.

The Important Bits...

- Built circa 2012
- Single-level home on a level, fully usable block
- Quiet cul-de-sac location
- Three bedrooms, all with built-in wardrobes
- Main bedroom with ensuite
- Second bathroom servicing remaining bedrooms
- Open-plan living, dining and kitchen
- Functional kitchen with stainless steel appliances
- Direct access from living area to rear sundeck
- Sundeck overlooking a flat, usable backyard
- Yard ideal for kids, pets and everyday family use
- Plenty of internal storage
- Reverse cycle heating and cooling
- Solar system installed
- Good energy efficiency rating
- Insulated walls, ceilings and floors

- Quality carpets and tiled wet areas
- Concrete driveway with easy access
- Low-maintenance, practical layout throughout
- Well-presented and move-in ready
- Close to local shops, schools and services

The Short Version...

Straightforward, well-kept and easy to live in.

3 bedrooms, 2 bathrooms, open-plan living, level block, usable yard, quiet location, solar already in place.

No projects. No surprises. Just a solid family home.

Onwards and upwards to your Ranelagh family home.

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	NNJ1F
Property Type	House
House Size	120 m2
Land Area	752 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

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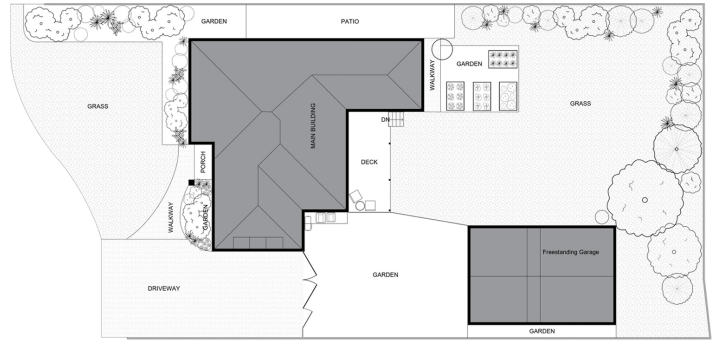
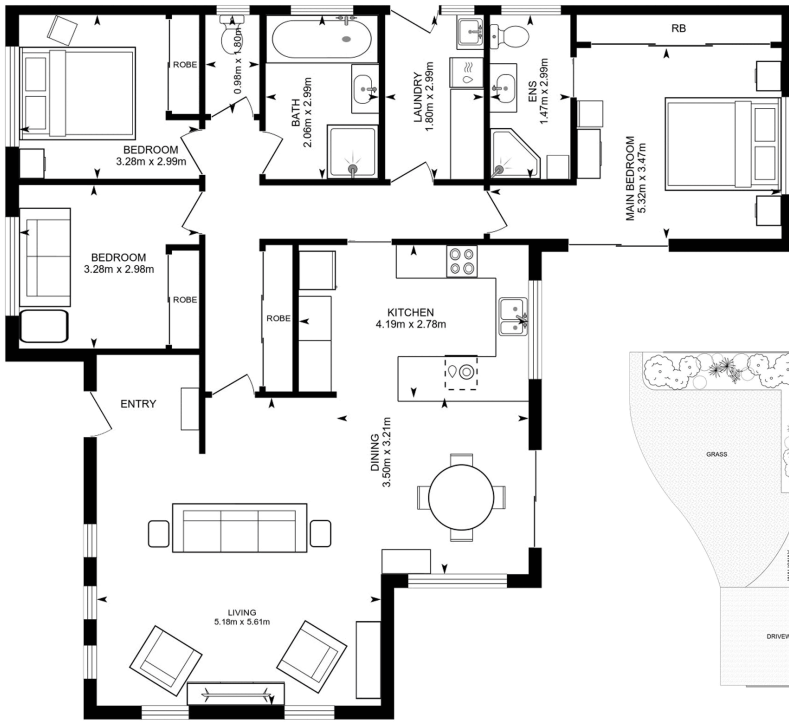
Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

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House area: 120 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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