

Sold



9 Hooper Ct, Kepnock



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT - 20+ offers, SOLD for \$50k+ Over Asking Price!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this amazing brick home in an A grade location, now offered for immediate sale!

*** ALL OFFERS TO PURCHASE WILL CLOSE 5PM MONDAY 14TH FEBRUARY 2022 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOME ***

Situated in the highly sought after Kepnock area and in a quiet cul-de-sac with no passing traffic, this very private and secure home has been designed to capture the prevailing breeze.

This tightly held and very quiet area, located amongst quality homes, is just a short 10-minute drive to Bargara Beach, but also within a brief walking distance to parks, schools, an ALDI Supermarket and a variety of other shops. This beautiful home has everything you could want plus the additional benefit of a large shed at the rear!

Features include:

- 3 bedrooms, all with built in robes, freshly painted interior
- Generous Master suite, suitable for king bed

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Price	SOLD
Property Type	residential
Property ID	275
Land Area	752 m2

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
7 Ragusa Way Ashfield QLD 4670
Australia
0438 384 543



- Spacious master bathroom with shower, toilet & bath + vanity
- Separate toilet off the laundry
- Functional internal layout which includes large formal lounge + formal dining area
- Spacious centrally located kitchen, includes a pantry with ample bench & cupboard space
- Generous sized outdoor alfresco area which flows seamlessly from off the kitchen/dinning space providing a great spot to entertain. Super private, overlooking the landscaped surrounds & lovely gardens
- FULL SOLAR POWER, no more \$\$\$ bills
- The home features a list of great finishing's including Crimsafe security screens, mower strips to the entire home, 5 x A/C's to keep the home cool all year round
- Single lock up garage attached to the home + HUGE additional 7x7m Colorbond shed at the rear
- The shed is fully powered and lit with plenty of side access via double gates for the boat/van. The shed features a full length mezzanine storage level, sink & 15amp power sockets for the handy man!
- Additional lawn locker + water tank to service the yard
- This awesome property is set on a manicured 752m2 allotment, fully landscaped & fenced in one of Bundaberg's most sought after locations. Easy care yard with plenty of room for the kids to enjoy!
- The home is ABSOLUTELY IMMACULATE inside & out with the current owners very fastidious! Just unpack and enjoy this great property in a trendy location. This property would make a cracking first home, grey nomad base, or investment property
- Current rental appraisal @ \$440-\$460 per week, just sit back and let your tenants pay it off whilst you sleep, quality property in quality location!
- Built by a quality local builder, absolute immaculate order, a true credit to the current owners!
- GREY NOMADS, BUSY PROFESSIONALS OR FIRST HOME BUYERS WANTING A GREAT VALUE PROPERTY, THIS ONE IS FOR YOU!
- SELLING NOW....WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF! (be quick the last 4 I have had in the area have lasted only days)

IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE HOME IN A TOP LOCATION WHICH TICKS ALL THE BOXES WITH A RIPPING SHED, THIS IS IT. PRICED TO SELL WITH MOTIVATED SELLERS READY TO SELL TODAY!

FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loadersproperty.com.au

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR

OFFER!

At a glance:

Bedrooms: 3

Bathrooms: 1 (2 toilets)

Living: 2

Car Accommodation: 3

Land size: 752m²

SHED - Yes

A/C – Yes x 5

SOLAR - Yes

Rates - \$1700 p/h Approx

Rent Appraisal - \$440 - \$460 p/w

****Disclaimer:** In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document**

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