

Sold



## 6 Hooper Ct, Kepnock



**SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 7 DAYS (6 Offers, SOLD to a Cash Buyer NO conditions)**

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

\*\*\* ALL OFFERS TO PURCHASE WILL CLOSE 5PM TUESDAY 5TH APRIL 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 within a short walk to St Luke's college, town and a variety of other schools & amenities, this beautiful home has everything you could want plus the additional benefit of a large shed & van storage @ the rear (with no rear neighbor)!

Features include:

- 3 bedrooms, all with built in robes, freshly painted interior, stunning vinyl planking flooring throughout the home
- Generous Master suite with Air Conditioning
- Spacious master bathroom with shower & toilet + vanity, 2 toilets in the home
- Functional internal layout which includes large formal lounge + formal

3 1 4

<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	280
<b>Land Area</b>	735 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

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



## dining area

- Sizeable centrally located kitchen with quality appliances. The kitchen offers an abundance of bench space & storage
- Generous sized outdoor alfresco area which flows seamlessly from off the kitchen/dinning space providing a great spot to entertain. Super private area which has custom aluminum privacy screens installed which still allow a lovely breeze through
- The full-length outdoor area is the ideal spot to entertain with a great outlook
- NO rear neighbor, lovely rural type outlook with rear gate access if required
- FULL SOLAR POWER, no more \$\$\$ bills
- The home features a list of great finishing's including security screens, mower strips to the entire home, A/C's to keep the home cool all year round, the home is in immaculate order inside & out
- Single remote lock up garage attached to the home + HUGE additional 7x7m colour bond shed at the rear, Huge 8m x 3 m carport was built for the caravan / motor home (high clearance)
- The shed is fully powered and lit and there is plenty of side access for the boat/van. The shed features storage level & additional lean too for storage to the rear
- Water tank to service the yard, some fruit tree's, low maintenance
- This awesome property is set on a manicured 735m2 allotment, fully landscaped & fenced in one of Bundaberg's most sought after locations.
- Easy care yard, plenty of room for the kids / pets to enjoy, the ideal home base for the busy traveler
- The home is ABSOLUTELY IMMACULATE inside & out with the current owners very fussy! 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 @ \$480-\$520 per week, just sit back and let your tenants pay it off whilst you sleep, Quality property in quality location!
- Tightly held and very quiet location, located amongst quality homes, just a short walk to parks, schooling and town. Walk to Aldi (1.4km), shops and just a short direct 10-minute drive to Bargara Beach.
- Located in quiet cul-de-sac with no passing traffic, very private and secure with the house designed to capture the prevailing breezes
- Built by a quality local builder, absolute immaculate order, a true credit to the current owner!
- GREY NOMADS, BUSY PROFESSIONALS OR FIRST HOME BUYERS WANTING A GREAT VALUE PROPERTY, THIS ONE IS FOR YOU!
- RELOCATION BECKONS, SELLING NOW.... WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF!

(be quick the last 5 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 + VAN STORAGE, 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](http://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: 4+

Land size: 735m<sup>2</sup>

SHED – Yes x 2 + Carport

A/C – Yes

SOLAR - Yes

Rates - \$1700 p/h Approx

Rent Appraisal - \$480 - \$520 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\*\*

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*