



## SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT

Contact Exclusive Marketing Agent MICHAEL LOADER directly to ensure you are fully informed about this awesome coastal property located within walking distance to the beach and all Bargara has to offer.

Situated in a stunning beach side location with great ocean breezes, this property is only a short walk to the beach/ park & playground... AS FAR AS LOCATIONS GO, YOU WILL NOT FIND BETTER! This modern coastal brick home is neat as a pin having been built in 2012 and very well cared for, INVESTORS... YOU CAN STOP LOOKING, THIS ONE IS IT!

Features include:

- 4 large bedrooms, all with built in robes
- Over sized Master Suite with large walk-in robe & ensuite
- Spacious open plan design which includes: Formal Dining + Formal Lounge + outdoor alfresco
- A functional layout is combined with open and airy spaces, designed perfectly for the coastal climate
- Modern, centrally located kitchen with quality stainless steel appliances, including dishwasher
- North east facing rear outdoor entertaining area, a top spot to relax

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	282
<b>Land Area</b>	876 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



- A+ Location just a short stroll to the beach, picturesque esplanade, bike path, walking tracks, children's parks and everything Bargara has to offer
- Located in a quiet cul-de-sac with little to no passing traffic, ideal retirement spot
- NEW Current rent appraisal at \$500 - \$520+ per week. Investors take note. This one has the perfect combination of location, capital growth and cash flow with a great tenant already in place who takes care of the property.
- Beautiful design with stunning front facade, rendered exterior, coastal vibes!
- Modern design built in late 2012 and has been well kept by the current owners. The home presents well inside & out with no work needed!
- Dual remote lock up car accommodation attached to the home
- HUGE 876m2 fully fenced lot with side access, plenty of room for a shed/ pool
- All the added extras including A/C, fully fenced allotment & landscaped gardens
- Family friendly area, located amongst quality homes set in an elevated and private coastal position
- Stunning modern coastal home in an upmarket estate, which is impeccably presented, WOULD MAKE A GREAT NO FUSS INVESTMENT OR FAMILY HOME!
- DIRECT WALK STRAIGHT TO THE BEACH AND PARK, IDYLIC LOCATION
- Offers a great change of lifestyle, sea breezes all year round, great place to retire
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE FOR WHEN THE BORDERS OPEN AND YOU WANT TO MOVE TO SUNNY QLD where you don't need a jumper!

IF YOU HAVE BEEN SEARCHING FOR A PRIME INVESTMENT WITHIN WALKING DISTANCE TO THE WATER THIS ONE MUST BE ON YOUR SHOPPING LIST. THE VENDORS ARE SERIOUS ABOUT A SALE AND ALL SERIOUS WRITTEN OFFERS WILL BE CONSIDERED, FIRST TO SEE WILL BUY...

\*\*\*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: 4

Bathrooms: 2

Living: 2

Car Accommodation: 2

Land size: 876m2

A/C – YES

Rates - \$1750 p/h Approx

Rent Appraisal - \$5000 - \$520 p/w

Year Built – 2012

Distance to Beach– 800m (approx)

**\*\*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**\*\***

**\*\*DISCLAIMER:** It should be noted that this property is being sold without a price, therefore a price guide will not be available. The website possibly filtered this property into a price range for functionality purposes. Any estimates on this page are not provided by the agent and should not be taken as a price guide.**\*\***

*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.*