



23 Scotton St, Kepnock



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT (10 Offers, SOLD in 7 DAYS for a Great Price)

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this amazing brick home on a HUGE block, with AWESOME SHED perched high and dry in an A grade location!

*** ALL OFFERS TO PURCHASE WILL CLOSE 5PM TUESDAY 22nd MARCH 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 street with little passing traffic, this very private and secure home is immaculate in every sense and only a short 50m stroll to the park!

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

Features include:

- 3 bedrooms, all with built in robes, absolutely neat as a pin
- Generous Master suite with access to 2-way bathroom

3 1 3

Price	SOLD
Property Type	residential
Property ID	283
Land Area	1,081 m2

Agent Details

Michael Loader - 0438 384 543

Office Details

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



- Spacious 2- way bathroom with shower, toilet & bath + vanity (2 toilets in the home)
- Functional internal layout which includes large formal lounge + formal dining area + additional separate media room / rumpus
- This large rumpus/media room flows seamless to the outdoor area and would make a great spot to entertain. This space is super versatile and could be used for so many different options, a great feature for families
- STUNNING DESIGNER kitchen equipped with top of the line stainless appliances, plenty of cupboards and an abundance of bench space. This kitchen is simply stunning from the moment you set eyes on it!
- Generous sized east facing outdoor alfresco area (morning sun only) which flows seamlessly from off the kitchen/dinning space providing a great spot to entertain. This great area offers a bar and in-built BBQ area, an entertainer's dream!
- The outdoor area offers complete privacy, overlooking the landscaped surrounds & lovely gardens & is the perfect spot to unwind with a nice cold beverage!
- Perched on a HUGE 1081m2 fully fenced allotment (they don't make them like this anymore), these sized blocks are rarely found in today's market
- Offering plenty of side access to the rear via exposed aggregate driveway all the way to the shed!
- Remote single lock up garage attached to the home + LARGE additional 6x6m Color bond shed at the rear (also with remote access)
- The shed is fully powered and lit with plenty of side access via double gates for the boat/van, a total of 3 car lock up accommodation
- Large lawn locker + concrete storage slab at the rear of the shed, great for additional storage / tinny / trailer/ crab pots etc
- 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....
- This awesome property is set on a manicured 1081m2 allotment, fully landscaped & fenced in one of Bundaberg's most sought after locations. Pop up Irrigation to the front lawn will keep your lawn green all year round!
- The extra large allotment offers plenty of room for a pool if required, the pets and the kids will enjoy room to move!
- The property is surrounded by owner occupiers of many years, your family will love living here!
- The home is ABSOLUTELY IMMACULATE inside & out (no work required) 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 @ \$480-\$500+ 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, 1ST HOME BUYERS, TRADIE'S, OR ANYONE WANTING A GREAT VALUE PROPERTY ON A LARGE LOT, 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 5 I have had in this area have lasted only days)

IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE HOME IN A TOP LOCATION WHICH IS ON A HIGHLY DESIRABLE LARGE LOT. 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

Toilets: 2

Living: 3

Car Accommodation: 3

Land size: 1081m²

SHED - Yes

A/C – Yes

SOLAR - Nil

Rates - \$1800 p/h Approx

Rent Appraisal - \$480 - \$500+ 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

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.

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