

Sold



13 Hooper Ct, Kepnock



**SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT 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 in an A grade location, which is vacant and now offered for immediate sale!

\*\*\* ALL OFFERS TO PURCHASE WILL CLOSE 5PM WEDNESDAY 13th 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 within a short walk to St Luke's college, town and a variety of other schools and amenities, this beautiful home has been updated inside & out and features everything you could want and more...

Features include:

- 3 bedrooms, all with built in robes
- Generous Master suite with ensuite & private courtyard for the morning coffee
- All bedrooms feature plush NEW carpets with living areas being also updated with NEW quality vinyl planking which give an ultra modern look with absolute class!
- Spacious master bathroom with shower & bath + single vanity

🛏 3 🏠 2 🚗 3

<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	284
<b>Land Area</b>	767 m2

#### Agent Details

Michael Loader - 0438 384 543

#### Office Details

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



- Functional internal layout which includes large formal lounge + formal dining area + large outdoor area
- Spacious centrally located kitchen with NEW high end quality appliances, includes pantry & plenty of bench space. Great outlook for the budding chef over the landscaped allotment, watch the kids play with ease
- Great sized outdoor alfresco area off the kitchen/dinning space providing a great spot to entertain, very private area overlooking the landscaped surrounds & lovely gardens. This space is finished off with lovely pull-down all-weather blinds & plenty of room to move
- The home features a list of recent upgrades including NEW paint, NEW floor coverings/ NEW Ducted Air-conditioning throughout, NEW front aluminum fence & fully Electric gate, NEW security system, NEW insulation in the roof, NEW LED lighting, NEW concrete driveway with non slip stenciling, security screens, mower strips, the list goes on and on!
- Single lock up garage attached to the home + additional LARGE 6x6m colour bond shed with its own drive way access
- FULL Quality 6.6kw SOLAR SYSTEM (still under warranty) in place, no more \$\$\$ power bills
- The shed is fully powered and lit and there is plenty of side access for the boat/van
- Substantial manicured 767m2 allotment, fully landscaped & fenced in one of Bundaberg's most sought after locations. The yard is very low maintenance for the busy family or grey nomad with travel on their mind.
- Great street appeal with quality powder coated aluminum front privacy fence with automatic gate, very safe & secure
- Updated inside & out to the highest standard, no work needed, just unpack and enjoy this great property in a trendy location. Ideal first home, a great spot to raise the family
- 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 8-minute drive to the coast.
- 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 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 6 I have had in the area have lasted only days)
- GENUINE REASON for sale with current owners moving south to be closer to family in retirement

IF YOU HAVE BEEN SEARCHING FOR AN IMMACULATELY KEPT 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, THEY WANT TO BE CLOSER TO THEIR GRAND KIDS ASAP!

\*\*\*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: 2

Living: 2

Car Accommodation: 3

Land size: 767m<sup>2</sup>

SHED - Yes

A/C – Yes

SOLAR – Yes (6.6kw under warranty)

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.*