



13 Nielson Ave, Burnett Heads



**SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 7 DAYS! MULTIPLE OFFER'S - GREAT PRICE!**

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exclusive coastal property located within walking distance to the sandy beaches of Oak's Beach, a great park for the kids and a bike track for the active residents, this truly is PARADISE.

\*\*\* ALL OFFERS TO PURCHASE WILL CLOSE 5PM TUESDAY 24TH MAY 2022 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOME \*\*\*

Situated just a stone's throw (100m) to the stunning golden sands of the patrolled Oak's Beach (yes it's that close), with 180 degree unparalleled ocean views, this stunning one of a kind beach side home has everything you could want and represents fantastic value in the current market!

Features include:

- 3 bedrooms + study nook, spacious & classy design offering room to move
- Sizeable Master Suite with walk in robe, NEW ensuite & lovely private timber deck perfect for a night cap whilst you listen to the waves roll in
- Large Tri Level brick home that has been built to a standard not a budget, quality builder

3 2 8 1,012 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	294
<b>Land Area</b>	1,012 m2

#### Agent Details

Michael Loader - 0438 384 543

#### Office Details

Loaders Property Group  
0438 384 543



- Spacious floor plan offering a variety of living options including: Formal Dining + Formal Lounge + large rumpus/ games room fully equipped with in built bar
- Generous main bathroom, 3 toilets in the home
- Large outdoor alfresco off the main rumpus area, great for the summer BBQ
- Stunning north east facing main timber deck which flows with ease off the lounge/dinning on the top level, this space offers unrestricted 180 ocean views!
- The deck is perfectly positioned facing north east and captures the prevailing summer breezes. This space is finished off with full custom built electric all-weather blinds for all year round comfort
- Centrally located kitchen with quality NEW stainless appliances, plenty of cupboard/bench space, NEW kitchen bench tops
- Lovely vinyl flooring upstairs gives a modern beachy feel whilst being easy care
- Immaculate order both inside & out, no work required, everything in great order a credit to the current fastidious owner
- HUGE SHEDS ON OFFER FOR ALL THE TOYS, VAN, BOAT & MORE
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Shed 1 – 12m x 6m (4 bay shed) fully powered and lit including workshop area

Shed 2 – 10m x 3.6m x 3m High clearance access, purpose built for the large van/boat

Carport – 8m x 3m – perfect for the cars etc (drive through)

- Plenty of side access on offer for the boat/ van/ vehicles via full exposed aggregate drive way to the rear/ shedding
- A short 100m stroll to the STUNNING OAKS BEACH (patrolled), the picturesque esplanade, walking tracks, parks and everything Burnett Heads has to offer
- Turtle track bike way basically at your front door... YOU COULD NOT FIND A BETTER SPOT!
- 100m to the sandy patrolled beach/ ocean, you can hear the soothing sound of the waves from the home not to mention the lovely breezes on offer, A+ LOCATION you will just LOVE living here
- Stunning 180 degree ocean views on offer all year round, prime real estate
- Perched on a large 1012m2 fully fenced & landscaped seaside allotment
- All gardens & plants fully irrigated for the avid traveler, just set and forget and hook the van up with confidence
- SOLAR POWER & SOLAR HWS, the home is also fully insulated, no more \$\$\$ bills
- Full A/C to the entire home (recently upgraded) including 10kw to the

Main living area, water tank which is plumbed in from the sheds & house (rainwater fed to external taps & kitchen), security screens, ceiling fans... too many features to name!

- Option to purchase as is, furnished & ready to occupy as current owner relocating (ideal if you want a ready to go air bnb/ holiday home)
- Fantastic Family friendly area, located amongst quality homes, established well known pocket of great properties in highly desirable beach side location. Walk to schools, shops, boat ramp, marina & everything this awesome seaside town has to offer
- Solid hardwood framed, brick veneer construction, character filled throughout
- Neat & tidy with no \$\$\$ needed, town water + tank water
- Extremely easy-care property for the travelers wanting a beach side home base (current owner has set the home up to be ""set and forget"" whilst in the caravan)
- SAVVY INVESTORS TAKE NOTE, current rent app @ \$550- \$600+ per week, this one would make the ideal NO FUSS INVESTMENT, AIR BNB OR HOLIDAY HOME (returns would triple and some with the option to buy fully furnished and ready to let)!
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED for your forever SEA CHANGE where you can hear, see and smell the ocean from your home!
- PRICED TO SELL IMMEDIATELY, Best value in town so close to the water, BE VERY QUICK!

IF YOU HAVE BEEN SEARCHING FOR A UNIQUE COASTAL HOME/ INVESTMENT WITHIN WALKING DISTANCE TO THE BEACH/WATER OFFERING STUNNING WATER VIEWS, THIS ONE MUST BE ON YOUR SHOPPING LIST!

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loaderproperty.com.au](http://www.loaderproperty.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 (3 toilets)

Living: 2

Outdoor Area's : 3

Car Accommodation: 8+

Land size: 1012m<sup>2</sup>

SHED – Yes (6 car + carport 2)

A/C – Yes

Distance to Patrolled beach – 100m

SOLAR - Yes

Rates - \$1300 p/h Approx

Rent Appraisal - \$550 - \$600 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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