

Sold



10 Beech Links Dr, Ashfield



**SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT - \$11,000 ABOVE ASKING PRICE!**

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exceptional family package located in the prestigious Belle Eden Estate.

\*\*\* Buyers please note this property is currently tenanted until 27th April 2023 at \$560 per week (awesome tenants), ideal for someone wanting to secure something and not move in straight away. Alternatively great for the savvy investor wanting high yields/ growth \*\*\*

Situated in the elevated and beautiful Belle Eden Estate, surrounded by quality properties this quality-built residence has been custom built to a high standard, with ABSOLUTELY NO EXPENSE SPARED! Offering copious amounts of sheds, a trendy usable floor plan & a decent yard for the kids/ pets this is an absolute gem!

Features include:

- 4 generous bedrooms, all with built in robes
- Sizeable Master Suite with HUGE WIR & stunning ensuite
- Large master bathroom featuring shower & bath, along with separate toilet and powder/ vanity station
- Sizeable open plan Lounge + Massive formal dining room big enough for the entire family + Additional Media room for the movie/ sports

4 2 4 727 m2

Price	SOLD
Property Type	Residential
Property ID	299
Land Area	727 m2

#### Agent Details

Michael Loader - 0438 384 543

#### Office Details

Loaders Property Group  
0438 384 543



**loader's**property

buff (full block out blinds)

- STUNNING kitchen equipped with top of the line stainless appliances and glass feature splash back. The kitchen boasts plenty of storage & bench space and is a centerpiece of the open plan
- The undercover alfresco opens up from the open plan living & kitchen, a top spot to enjoy a cold beer and watch the kids play, lots of concrete for the bikes/ scooters
- Well finished with quality inclusions which include floor to wall tiling to both bathrooms, feature led lighting throughout, Ducted Air conditioning, Security screens, Mower strips and a variety amounts of other 5 star fixtures which finish this home off beautifully
- Great family friendly design with modern finish, A MUST SEE for those seeking a quality home in a highly regarded estate, 100m to park down the road, walking tracks etc
- Dual lock up garage attached to the main residence with remote entry
- LARGE 9m X 4.2m SHED (with additional attached work shop 3m x 1.8m) @ THE REAR, WITH DIRECT ACCESS THROUGH DOUBLE GATES and separate drive way. Great storage and access for large van/boat.
- The shed is powered and lit and includes additional work shop/storage area (refer to shed plan)
- Landscaped 742m2 allotment, oop up irrigation, dual driveways, lovely street with high quality executive homes
- Privacy fencing to the entire perimeter of the yard, the kids can play in peace & quiet! Plenty of room for a pool if required, low maintenance & easy care, ideal travel base for the grey nomads
- Family friendly estate, lovely rural type feel with stunning easterly outlook towards the Hummock & coast, lovely breezes on offer, elevated position, highly prized area surrounded by quality executive properties
- Ideally located within a short drive to St Luke's College for the children, just a short direct 8 minute drive to Bargara Beach & 2 mins to the Bundaberg CBD/ Hospitals. Aldi is walking distance as with the new Shopping centre being currently constructed including another super market & variety of other specialty stores
- AS YOU CAN IMAGINE THIS HOME HAS TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF!

IF YOU HAVE BEEN SEARCHING FOR A QUALITY HOME WITH ROOM FOR ALL THE TOYS IN A SUPERIOR LOCATION, LOOK NO FURTHER. THIS HOME HAS BEEN BUILT TO A STANDARD, NOT A BUDGET AND A CHANGE IN CIRCUMSTANCES NOW DICTATES THE SALE OF THIS GREAT PROPERTY!

\*\*\*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 (2 toilets)

Living: 2

Media room: Yes

Car Accommodation: 4+

Land size: 727m<sup>2</sup>

SHED – Yes (4 car)

A/C – Yes Ducted

SOLAR - Yes

Rates - \$1800 p/h Approx

Rent Appraisal - \$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**\*\***

*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.*