

Sold



23 Wearing Rd, Bargara



**SOLD BY MICHAEL LOADER FOR ABOVE ASKING PRICE!**

🛏 4 🚗 2 🚘 2 📏 651 m2

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome coastal property located within walking distance to the sandy beaches of Bargara.

Situated just a stone's throw to the water in a great upmarket estate, this modern brick home has everything you could want and represents fantastic value in the current market, best be quick as there is only one at this price!

Features include:

- 4 large bedrooms, all with built in robes
- Master Suite with large walk in robe & ensuite
- Open plan design which includes: Formal Dining + Formal Lounge + separate media room
- Modern Centrally located kitchen with stainless appliances, plenty of bench space
- Outdoor entertaining area, top spot for summer, a short stroll to Rifle Range Beach, walking tracks, parks and everything Bargara has to offer
- Dual remote lock up car accommodation attached to the home
- HUGE Fully fenced allotment, room for a shed/pool if required
- Family friendly area, located amongst quality homes with retirement village a direct neighbor (no wild parties here)

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 8           |
| <b>Land Area</b>     | 651 m2      |
| <b>Floor Area</b>    | 210 m2      |

#### Agent Details

Michael Loader - 0438 384 543

#### Office Details

Loaders Property Group  
0438 384 543



- Solid brick home only 10 years young, WOULD MAKE A GREAT NO FUSS INVESTMENT OR FAMILY HOME! Great tenants in place at \$350 per week (month to month lease), willing to stay or vacate if required
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED, FIRST HOME OWNERS ALSO THIS WILL APPEAL TO YOU!!!
- PRICED \$50k or more UNDER REPLACEMENT COST, BE VERY QUICK!

IF YOU HAVE BEEN SEARCHING FOR A COASTAL HOME/ INVESTMENT WITHIN WALKING DISTANCE TO THE WATER THIS ONE MUST BE ON YOUR SHOPPING LIST. THE VENDORS ARE SERIOUS ABOUT A SALE AND HAVE PRICED THIS HOME ON THE MONEY FOR AN IMMEDIATE SALE!

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

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

\*The information provided is for use as an estimate only and potential purchasers should make their own enquiries to satisfy themselves of any matters\*

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