

# 1 Cormorant Court, Bargara, Qld 4670

## House For Sale

Wednesday, 17 January 2024



1 Cormorant Court, Bargara, Qld 4670

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 713 m2

Type: House



Tim McCollum

0427523088

## Offers Above \$750,000

Built in 2021, this near new home is now available for someone to buy and move in as the owners are relocating for work reasons. The home offers a top of the range 6.6 KW PV solar system using a quality Fronius inverter. The fence is double paled with quality retaining walls providing a large fully fenced private back yard on the 713m<sup>2</sup> corner allotment. The eastern side of the home provides access and room for both a shed and a pool to be overlooked from the living and the entertaining area. The western side of the home has a set of double gates and ample room for a hard stand for the motor home, caravan and more. For ease of cleaning and for the allergy sufferers the home is tiled throughout. You will be cool all year round as the home has air conditioning to all of the bedrooms and all of the living areas. Modern open plan design with the hub of the home being the kitchen central to the lounge, the dining and flowing through to the under roof outdoor entertaining area overlooking the back yard. Stunning sleek kitchen featuring stone bench tops, breakfast bar, gas cooktop, stainless steel rangehood and double sink. The huge walk-in pantry provides all the space you need in the kitchen. The laundry has had additional cabinets installed to provide more storage. A 3-bedroom home plus study nook with the master bedroom offering a large, luxury ensuite bathroom featuring a huge walk-in shower. The master bedroom also offers a big walk-in wardrobe while the other bedrooms offer built in wardrobes. The home is finished off with security screens and ceiling fans through-out. Built by local and long-term Bundaberg Builder- Ascott homes. It is a steel frame home which will provide you long term peace of mind that you won't have to worry about extensive termite damage and barriers over time. Call Tim McCollum today on 0427 523088 or Tara Bedford on 0499656985 to secure this hot property in highly sought after Bargara. At a Glance: Land • 713m<sup>2</sup> • Town water- Yes • Town sewage-Yes • Council Rates: \$1,700 per half year (Approx.) (Excluding Water) House • Built: 2021 • Builder: Ascott • Construction: Concrete slab, steel frame, brick exterior, colorbond roof. • Bedrooms: 3 • Study nook: 1 • Bathrooms: 2 • Air-conditioning: Yes - split systems to all bedrooms and all living areas. • Additional storage to laundry. • Car accommodation: 2 (double attached garage) • Alfresco area: 1 • PV Solar: Yes- 6.6KW • Hot Water Service: electric Agent Tim McCollum 0427523088 The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters.