

# 1 Mandi Court, Kalkie, Qld 4670



## Sold Other

Thursday, 7 March 2024

1 Mandi Court, Kalkie, Qld 4670

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 749 m<sup>2</sup>

Type: Other



Scott Wade

0406513647

## Contact agent

1 Mandi Court in Kalkie is minutes away from the Bundaberg CBD and is complete with a dual living setup, making it the ideal property for astute investors or large families requiring multiple dwellings. This property is split in two (1A & 1B Mandi Court) both of which are currently leased separately for a combined total of \$830p/w (1A is \$430 p/w & 1B is \$400 p/w). The current lease expires in November 2024. The main home (1A) is complete with 3 bedrooms, 2 bathrooms, an open plan living area, outdoor entertaining area and large yard with side access. All 3 bedrooms have built in wardrobes, carpet flooring and have ceiling fans. The master bedroom is air conditioned with a generous walk-in robe and an ensuite. The bathroom has a separate shower and bath along with a separate toilet to the bathroom. The other side of the home (1B) has two bedrooms and one bathroom. Both bedrooms are carpeted with built in robes and ceiling fans, while the master bedroom has air conditioning. The kitchen, living and dining area is open planned and has air-conditioning with access to the fully fenced backyard. Each side of the property has their own front access, garage and separately fenced yard making them completely private. PROPERTY FEATUES: The left dwelling (1A) has 3 bedrooms, 2 bathrooms and open plan kitchen, dining and living areas with a back patio overlooking the fully fenced backyard and single garage. The dwelling to the right (1B) has 2 bedrooms, 1 bathroom and open plan kitchen, dining and living areas with a back patio area overlooking the fully fenced backyard with a single garage - Air conditioning in Kitchen, living & dining area along with the main bedrooms. Both kitchens include electric ovens, ceramic cooktops and a dishwasher - There is also Side access along the left hand side of the property - Ceramic cooktops in the kitchen with plenty of storage - Tiled flooring throughout with carpeted bedrooms - Built in Robes in all bedrooms AT A GLANCE: Bedrooms: 5 total (Main dwelling 3 bedrooms - secondary dwelling 2 bedrooms) Bathrooms: 3 total (Main dwelling 2 bathroom - secondary dwelling 1 bedroom) Car Accommodation: 2 Block Size: 749m2 Council Rates: \$2600 per half year (approx) - check up to date pricing with Bundaberg council \*CURRENT LEASE DETAILS: Current Rent: combined \$830p/w (1A is \$430 p/w & 1B is \$400 p/w) Lease Expiry: November 2024' (1A is 14/11/2024 & 1B is 21/11/2024) NOTE: The property currently has excellent tenants in place that would love to stay in place. DISTANCE TO FACILITIES: Millaquin Markets Shopping Centre - 1.3km St Lukes Anglican School - 1.5km Kalkie State Primary School - 2.7km Kepnock State High School - 3.9km Bundaberg CBD - 4.0km Friendlies Society Private Hospital - 5.5km Bundaberg Base Hospital - 5.8km Disclaimer: Location property agents have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate\*\*