

# 10 Erindale Avenue, Kensington, Qld 4670



## Sold House

Thursday, 22 February 2024

10 Erindale Avenue, Kensington, Qld 4670

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 8077 m<sup>2</sup>

**Type:** House

**\$815,000**

Discover serenity and convenience wrapped into one with this charming rural retreat, waiting to embrace its new owners with open arms. Nestled on a sprawling 8,077 sqm block, this family brick veneer homestead-style residence boasts wrapping verandas, inviting you to relax and soak in the tranquillity of its surroundings. Step inside to discover immaculate interiors, meticulously maintained and ready to welcome you home. Featuring four generously sized bedrooms, two tastefully appointed bathrooms and roomy two-car accommodation, this home is tailored for modern comfort without compromising on space or functionality. The homely ambiance flows seamlessly from room to room, creating a welcoming atmosphere throughout. Step inside to discover a meticulously maintained interior that mirrors the pristine beauty of the vast surrounding lands. With four generous bedrooms, each boasting built-in wardrobes, plus the added convenience of a formal dining, rumpus room or teenagers retreat, there's ample space for the whole family to spread out and relax. The master bedroom is a true retreat, offering the luxury of a private ensuite beautifully tucked behind the walk-through robe for your comfort and convenience. Meanwhile, the spacious family bathroom exudes elegance, featuring a separate shower, mirrored sink cabinet plus separate toilet. The charm of this property doesn't stop at the front door. Outside, the vast lands surrounding the home are in pristine condition, offering ample space for outdoor activities or simply enjoying the serenity of nature. Adorning this picturesque package is a massive 6.5 x 10.5 powered Colorbond shed, providing room for multiple cars and plenty of workshop space for tinkering or pursuing your hobbies. Conveniently situated near Sugarland Plaza, the university, and the airport, every essential is within easy reach, ensuring that convenience is always at your fingertips. Plus, with swift access to the ring road, commuting is a breeze, allowing you to seamlessly blend the tranquillity of rural living with the accessibility of urban amenities. Escape the city noise and embrace the aura of your own private bush cul-de-sac setting. Whether you're unwinding on the veranda, exploring the vast grounds, or tinkering away in the spacious shed, every moment spent here is a testament to the joys of country living. Don't let this opportunity slip through your fingers take the first step towards making your dream lifestyle a reality. Contact Exclusive listing Agent Rob Prendergast, 0412 511 220 to secure your spot in paradise.

**AT A GLANCE:** Charming rural retreat nestled on a sprawling 8000 sqm block, established trees and gardens. Family brick veneer homestead-style residence boasts wrapping verandas, Immaculate interiors await as you step inside. Four generously sized bedrooms, deigned with family in mind, great floor plan. The master bedroom offers a private ensuite beautifully tucked behind the walk-through robe for your comfort and convenience. The spacious family bathroom featuring a separate shower with separate toilet. Outside, the vast surrounding lands are in pristine condition, offering ample space for outdoor activities or simply enjoying the serenity of nature. Massive 6.5 x 10.5 powered Colorbond shed, providing room for multiple cars and plenty of workshop space for tinkering or pursuing your hobbies. Conveniently situated near Sugarland Plaza, the university, and the airport, every essential is within easy reach, ensuring convenience is always at your fingertips. Swift access to the ring road makes commuting a breeze, allowing you to seamlessly blend the tranquillity of rural living with the accessibility of urban amenities. Escape the city noise and embrace the aura of your own private bush cul-de-sac setting. Whether unwinding on the veranda, exploring the vast grounds, or tinkering away in the spacious shed, every moment spent here is a testament to the joys of country living. Council Rates: \$1,300 per half year approx. + water usage Rental Appraisal: \$650-\$700 per week Waste: Septic DISTANCE TO FACILITIES: 4.8km to CQ University 5.3km to Brothers Sports Club 5.7km to Sugarland Plaza Shopping Centre 6.4km to Avoca State School 6.6km to Branyan State School 8.3km to Bundaberg Base Hospital 9.2km to Bundaberg CBD