

# 11 Bauhinia Street, Kin Kora, Qld 4680



## House For Sale

Thursday, 6 June 2024

11 Bauhinia Street, Kin Kora, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Donnella Merrett  
0400799180

## OFFERS OVER \$475,000

Immerse yourself in the comfort and elegance of this two-story home at 11 Bauhinia Street, Kin Kora, QLD 4680—a property that ticks all the boxes for families, first-time homebuyers, and savvy investors alike. This delightful abode stands proudly on a 607 square block and offers an abundance of space for family living with its four generous bedrooms and two well-appointed bathrooms. The ground floor is a sanctuary of relaxation, featuring a secondary living area and a master bedroom complete with a walk-in robe and an en-suite, leading out to a serene and private back patio. The expansive patio is the perfect backdrop for entertaining, overlooking a tranquil, fully-fenced backyard with a handy garden shed. Ascend to the first floor and discover the warm embrace of timber floors throughout. This level houses three sizeable bedrooms and a modern kitchen equipped with a dishwasher, ample fridge space, and an adjacent laundry area that doubles as a convenient butler's pantry. Indulge in the luxury of the main bathroom, complete with a spa bathtub, double vanity, and a separate toilet. The living and dining areas provide spacious environs for family gatherings, while the sunrooms at the front and rear invite you to bask in the warmth of Queensland's sunshine. This home is equipped with solar power, air conditioning in all bedrooms and living areas, and a large double garage. At a glance: - Two story home built in 1998, set on 607m2 block with side access and fully fenced back yard. - Downstairs offers second living area, air-conditioned master bedroom with walk in robe, en-suite and access out to the inviting patio. - Internal stairs lead to upper level - Large living and dining areas are completed with a modern kitchen. - Polished timber floors throughout the upper level. - Impressive modern kitchen with dishwasher, large fridge space, electric oven and cooktop. - Separate laundry which also holds a butler's pantry for convenience. - Three good sized bedrooms all with air-conditioning, ceiling fans and two with built in cupboards. - Stylish main bathroom is complete with spa bathtub, double vanity and separate toilet. - Sunrooms at front and rear of the upper level. - Solar power system. - Great sized two car lock up garage and room for extra storage. - Council rates \$3,300 approximately per annum. - Estimate rental appraisal is \$550 to \$570 per week. Situated within walking distance to shopping centres, a golf course, and schools, the location is ideal. Just minutes' drive from Gladstone CBD, this house is not just a residence but a lifestyle opportunity awaiting its new owners. Don't delay, contact Donnella today for more information. \*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*