

# 11 Leichhardt Street, Bargara, Qld 4670



## House For Sale

Monday, 15 April 2024

11 Leichhardt Street, Bargara, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 705 m2

Type: House



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## Offers Above \$619,000

Huge opportunity to enter the sizzling 4670 coastal market. Equally suited to the perfect family lifestyle or Investment for solid returns and future capital gains. Built in 2006, the property is located in a quiet cul-de-sac opposite Parklands and just a short walk to extensive, improved parklands and secluded beach for swimming, fishing and nesting turtles. Convenience is being just 5 mins drive to Sports Clubs, 2 Championship Golf courses, Shopping centre, Doctors, Gym, Specialty retail, Restaurants, Cafes and more. Bus service, Convenience store and take-a-way are just around the corner. Bundaberg City, Airport and university are less than 20mins drive. "I know, I could have simply said that this location is convenient to everything, saving you time and money". Expansive Airconditioned open plan living of Dining, Kitchen, Lounge opens onto outdoor entertaining and privacy fenced backyard. There is also a separate Family room. The kitchen is well appointed utilising electric appliances, Island Breakfast bar, Dishwasher and ample bench and cupboard space. The Airconditioned Master bedroom also includes Ensuite and Walk-In robe. Other bedrooms have Built-Ins plus Ceiling fans. Aggregate driveway to double garage with remote control panel door, built-in storage and internal access. Additional Features- Brick construction and Colorbond roof- NO Easements or Service Lines allowing space for Pool, Shed or both- NEW Air Conditioners, Dishwasher and Smoke Alarms.- 705 m2 near level allotment with a favorable North Aspect.- RENTAL APPRAISAL - \$625+ p.w. (\$32,500p.a). Our experienced Rental Management Team would love to discuss all the options available to maximise Returns-On-Your-Investment. You would've already noticed that homes of this caliber, in this sought-after location and at this competitive price are difficult to find. Your early enquiry, inspection and offer is recommended. Please direct all enquiries to exclusive marketing agent Gary Martin on 0417 635390 or [gary@realwaybundaberg.com.au](mailto:gary@realwaybundaberg.com.au) \*\*\*The information provided is to be used as an estimate only. All potential purchasers should make their own enquiries to satisfy themselves as to any due diligence required.\*\*\*