

18 Courtice Street, Kepnock, Qld 4670



Sold House

Thursday, 12 October 2023

18 Courtice Street, Kepnock, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1191 m2

Type: House



Michael Loader

Contact agent

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this amazing brick home on a HUGE rarely found block perched high and dry in an A grade Kepnock location! Situated in the highly sought after Kepnock area and in a quiet street with little passing traffic and only one direct neighbor, this very private and secure home is immaculate in every sense, a true credit to the current owners. This tightly held and very quiet area is just a short 10-minute drive to Bargara Beach, but also within a brief walking distance to parks, schools, an ALDI Supermarket and other shops. This beautiful home has everything you could want & is super unique in many ways! Features include:

- 3 bedrooms, absolutely neat as a pin
- Centrally located bathroom with shower, toilet & bath, neat updated condition with no work required
- Functional internal layout which includes large formal lounge + formal dining area
- Stunning full length glass feature corner panels add natural light and a touch class to the lounge area
- Super neat & tidy kitchen equipped with modern appliances
- Freshly polished floor boards throughout, BRAND new paint inside & out, all the hard work has been done
- Generous sized outdoor alfresco area which flows seamlessly from off the kitchen/dinning space providing a great spot to entertain. This great area offers a great outlook over the yard & has a great rural type feel with no direct neighbours
- A lovely elevated front porch for the morning coffee, NEW HWS
- Unique design with a great homely feel, a private inner city sanctuary that is seldom found
- The outdoor area offers complete privacy, overlooking the landscaped surrounds & lovely gardens & is the perfect spot to unwind with a nice cold beverage!
- Perched on a HUGE 1191m² allotment with plenty of access down the side
- Plenty of upside & options here with the large parcel of land, subdivide (stca) build another shed and or pool, the options are endless
- Large 10m x 5.5m block shed @ the rear (fully separate from the main dwelling), this space would make the ideal granny flat, music room, hobby room or home office. There is power and water provisions available and the structure is solid as a rock. A great unique space to make your own & would suit a variety of purposes.
- Single attached lock up garage + carport attached to the home
- Brand new compliant smoke alarms throughout, NEW HWS, separate laundry
- Full termite barrier in place, hardwood framed, built to last
- Flood Free & easement free allotment, this property was NOT affected in any way during flood event in 2013 / 2015 or otherwise
- The extra large allotment offers plenty of room for a pool if required, the pets and the kids to enjoy room to move!
- The home is ABSOLUTELY IMMACULATE inside & out (no work required) with the current owners very fastidious! Just unpack and enjoy this great property in a trendy location. This property would make a cracking first home, grey nomad base, or investment property
- Current rental appraisal @ \$500-\$520 per week, just sit back and let your tenants pay it off whilst you sleep, quality property in quality location!
- Built by a quality local builder to stand the test of time, absolute immaculate order, a true credit to the current owners!
- GREY NOMADS, 1ST HOME BUYERS, INVESTORS, TRADIE'S, OR ANYONE WANTING A GREAT VALUE PROPERTY ON A LARGE LOT, THIS ONE IS FOR YOU!
- SELLING NOW....WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF! IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE HOME IN A TOP LOCATION WHICH IS ON A HIGHLY DESIRABLE LARGE LOT. WITH A RIPPING SHED/ STUDIO & OPTIONS GALORE, THIS IS IT. PRICED TO SELL WITH MOTIVATED SELLERS READY TO SELL TODAY!***FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loadersproperty.com.au***CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a glance: Bedrooms: 3 Bathrooms: 1 Toilets: 1 Living: 2 Car Accommodation: 3 Land size: 1191m² SHED - Yes A/C - NO SOLAR - NO Rates - \$1800 p/h Approx Rent Appraisal - \$500 - \$520+ p/w

Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document