

# 2 Birdwood Crescent, Bargara, Qld 4670



## Sold House

Friday, 1 March 2024

2 Birdwood Crescent, Bargara, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 855 m2

Type: House



Michael Loader

## Contact agent

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exceptional brick & tile home which has everything you could want located in Bargara's Premier Estate in central Bargara! Situated in an extremely tightly held estate, surrounded by quality properties this property is your once in a lifetime opportunity to buy into this highly sought after & seldom found location. Offering a great functional floor plan, just a short stroll to the beach/shops/ golf course, the location here is simply unbeatable! Features include:

- 4 bedrooms, (or 3 + study)
- Large Master Suite with HUGE WIR & ensuite + private outdoor area
- Sizeable open plan design which encompasses a large sunken lounge + formal dining room + separate casual tv room/ 2nd living area
- The sunken lounge is generous in size and offers a great spot for the family to enjoy
- Centrally located kitchen equipped with stainless appliances. This space offers plenty of storage options & large corner pantry
- The outdoor alfresco is easily accessible from kitchen / 2nd living area and flows with ease. This a top spot to enjoy a cold beer, family BBQ and watch the kids entertain themselves
- Large main bathroom + separate toilet (2 toilets in the home)
- Well appointed laundry with storage & linen press
- Dual remote lock up garage attached to the home (oversized)
- Solar power, no more \$\$\$ bills
- Large 8m x 4m colour bond shed at the rear, perfect for the van/boat/ toys
- Fully fenced 855m<sup>2</sup> allotment, low maintenance, side access on offer
- Family friendly area, great quality homes, sea breezes all year round
- A/C to the entire home, ceiling fans throughout, security screens, new carpets
- Solid brick home which has been updated as required, WOULD MAKE A GREAT NO FUSS INVESTMENT (currently rent app \$700+ per week) or grey nomad base
- Bargara is a hotspot for holiday rentals and long-term tenancies. This property represents an excellent opportunity for those seeking an investment with great rental returns
- No immediate work required, just move in and enjoy this stunning location
- Just a short 400m walk to Central Bargara shopping Centre & the new Bargara Tavern (currently under construction)
- Approx 500m walk to the golf course, or short buggy ride
- Approx 800m to the golden sands of Bargara Beach & the stunning beachfront which offers restaurants, cafés and a variety of specialty shops
- With walking tracks, golf courses, and cafes nearby, you'll have plenty of opportunities to enjoy the laid-back coastal lifestyle that Bargara is famous for
- Are you ready to experience the quintessential coastal lifestyle? Look no further! This immaculate property in the heart of Bargara offers the perfect blend of comfort, style, and seaside charm. Whether you're seeking a permanent residence, a holiday retreat, or a savvy investment opportunity, this home has it all.
- If you know Bargara, you will know that this estate is a tightly held pocket so close to all of the spoils that the coast has to offer. Golf Course within a 30 second buggy ride away, patrolled beaches with paths to walk or ride your bike to local cafes, eateries, the Bargara Beach Hotel and shopping center only a stone's throw away, you can't go wrong. Locations like this rarely come available and when they do, they get snapped up instantly!

AS YOU CAN IMAGINE THIS HOME HAS TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF, BE PREPARED TO BE AMAZED! IF YOU HAVE BEEN SEARCHING FOR A QUALITY BRICK HOME IN BARGARA WHICH IS LOCATED IN THE VERY BEST POSITION IN THE AREA, THIS IS IT. THIS HOME OFFERS AN AMAZING OPPORTUNITY FOR ONE LUCKY BUYER, A CHANGE IN CIRCUMSTANCES NOW DICTATES THE SALE OF THIS GREAT PROPERTY! \*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au) \*\*\* CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a glance: Bedrooms: 4 Bathrooms: 2 Living: 2 Car Accommodation: 3 Land size: 855m<sup>2</sup> SHED - Lawn Locker A/C - Yes SOLAR - Yes Rates - \$1900 p/h Approx Rent Appraisal - \$700+ 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