

24 Waratah Street, Kin Kora, Qld 4680



Sold House

Saturday, 2 March 2024

24 Waratah Street, Kin Kora, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 772 m2

Type: House



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\$510,000

Attention occupiers and Investors of the 4680 Region – be quick to check this one out! Currently owner occupied and exceptionally well kept by the existing owner, 24 Waratah Street is bound to impress any local family/first home buyer or astute investor! The position is unbeatable, in the middle of town and within walking distance to a number of schools both public and primary and Gladstone's major Shopping Centre – The Kin Kora Shopping Centre! • Unique appeal offering a touch of mediterranean style with it's warm external colour palette and designer finish to the grand entryway and façade. • Private approach obscured by a curtain of foliage along the already quiet footpath (Waratah is a no-through road!) • Grand double door entryway and staircase leads you into the foyer with air-conditioned living spaces off to either side. • A fresh, bright and light colour palette throughout with loads of windows taking in lots of natural light • The house boasts 2 separate living areas connected by the kitchen/dining and one is carpeted while the other is fully tiled. • The carpeted living area is spacious and provides easy access to the covered outdoor patio which is exceptionally private and spacious to boot! • The custom built kitchen offers a unique 3-4 seater breakfast bar and there is also ample dedicated room for a dining suite which won't cut into your 2 living spaces! • The kitchen also boasts a large fridge housing, huge corner pantry, waist height oven with dedicated microwave housing directly above, double sink, dishwasher, glass cooktop and range hood. The kitchen is ideally located in the middle of the home and connects well to both the outdoor patio and 2 internal living spaces ideal for busy families! • The bedroom arrangement will impress with the main bedroom plus one other bedroom on the eastern side of the home, and the remaining 2 bedrooms on the opposite end, creating quality space and privacy for the family. • All 4 bedrooms are carpeted with fans (3 with air conditioning) and sliding robes while the main bedroom has a spacious walk-in-closet and in general is exceptional in size with unique custom finishes to the ceiling and of course, a spacious ensuite. • Both the ensuite and main bathroom are in great condition and tiled floor to ceiling! The main bathroom is ideally located adjacent to the 2 western bedrooms and offers a separate shower/bath PLUS a second vanity outside the bathroom with separate toilet also! • Step outside via a number of access points to the rear yard with a truly spacious outdoor living area that is tiled and fully covered. This area is private and offers a ceiling fan for the warmer months! • Adjacent to the outdoor living area is the Bali-hut covered spa area which comes complete with an updated Pool Compliance Certificate! • Flat and secure yard space perfect for pets and kids to play. • Additional features include Solar system & Crimsafe security screens. This proud owner has arranged for a building and pest inspection which has been recently conducted and can be provided to buyers on request! This property has been priced exceptionally well for both what it offers and just as importantly, where it is located within the heart of popular Kin Kora. Contact Luke from The Watts Team @ LOCATIONS estate agents today for details on the next available viewing! Council Rates - \$3,400 approx per annum Estimated Rental Appraisal - \$550 - \$570 per week **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**