

25 Bauhinia Street, Kin Kora, Qld 4680



House For Sale

Tuesday, 21 May 2024

25 Bauhinia Street, Kin Kora, Qld 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 607 m2

Type: House



Shane McLeod

Offers Over \$305,000 'as is'

In what is a competitive market right now in Gladstone, one of the smartest moves you can make around affordability and future gain is to secure a property in a great position that you can value add to. 25 Bauhinia Street in Kin Kora offers this opportunity to clever buyer with access to a few handyman skills. The sellers have supplied a full building and pest inspection for your perusal and are calling for a contract of sale now. Features include: *Large, open plan living on entry to the home with impressive pine flooring and a newer Mitsubishi split system airconditioner *Compact kitchen ready for a re-model. Currently has good cupboard space, electric cooking appliances, dishwasher and room for a single fridge. Lots of options in here *Three bedrooms - all with carpets, built in robes and fans. The master has a brand new built in robe kit ready to be installed and included in the sale *Tiled, separate toilet and main bathroom has a shower over bath combination, vanity and linen cupboard. All in good condition *Internal stairs to the lower level - all built in for games room, kid's play area or somewhere to set up a second TV room. The large split system airconditioner will keep this area cool when need. Whilst not 2.4m in height to be formally classed as "livable" space, there's plenty of space to get around without bumping heads (I'm 193cm and have plenty of clearance) *The laundry is also down here, along with a second toilet at the rear of the single garage *Access to the rear patio and fenced backyard is via sliding doors down here. The kids will love the swing set and fort. *In addition to the garage, there's a large concrete parking pad to the left of the house - ample room for a boat or van *Newly replaced front patio and stairs *Hardiplank exterior over a solidly built hardwood frame - 1976 vintage *Council rates - \$3332.71pa plus another 10% off for on-time payment. Just two minutes to Gladstone Golf Course, three minutes to Coles, Kmart and Woolworths at Gladstone Centre Plaza, four minutes to Kin Kora Primary School, daycare and Sun Valley Market place and eight minutes to the CBD and Harbour precinct, you'll be in the heart of Gladstone and loving it. If you want to make the most of this rare chance to buy in the current price at this price, this home will be sold 'as is' with the building and pest reports included. If you are finance ready to purchase, please forward your documentation when requesting your inspection by appointment only. Don't forget to check out the full walk through video featured in this listing to get a real time look through the entire property.