

**32 Kepnock Road, Kepnock, Qld 4670**



**Sold House**

Friday, 6 October 2023

32 Kepnock Road, Kepnock, Qld 4670

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2507 m2**

**Type: House**



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## Contact agent

32 Kepnock Road offers a family lifestyle home with an abundance of space for the extended family inside and out! The home has been freshly painted inside with new carpets installed. Located just 7 min to the Bundaberg CBD, the property allows for convenience throughout day to day life while remaining spacious and private. Please note the property is currently leased until 2nd of September 2024 at \$780.00 per week. Positioned on a 2,507m<sup>2</sup> allotment with a large fully air-conditioned residence containing 5 bedrooms, 3 living spaces, 3 bathrooms, library, and an office. The allotment includes a full-size tennis court, inground pool, gazebo area, covered entertaining area, dual access pebbled driveway, large side access and a veranda wrapping around two sides of the home. With a large 40.2m street frontage the property has potential to subdivide the allotment, subject to council approval. Features and benefits of 32 Kepnock Road include:

**Interior-** Foyer upon entry from deck with tiled flooring- Large formal living and dining room with built in window seating split system air-conditioning, ceiling fan and carpet flooring- Office adjacent to the formal area with built in desk and shelving and split system air-conditioning. - Lounge room off hallway with split system air-conditioning, ceiling fans and hardwood flooring- Separate dining room with two door access, built-in storage and ceiling fan- Modern kitchen featuring a skylight, dual wall ovens, island bench-top, soft close draws and a butler's pantry with enough space for a second fridge/freezer- Meal's area adjacent to the kitchen with built in breakfast buffet overlooking the backyard, access to the veranda and enough space to include a dining table- Third bathroom positioned between the laundry and the butlers pantry including a free standing shower, toilet and basin- Laundry with an abundance of storage and bench space plus access to the backyard- Library connecting the main bedroom, rumpus room and the hallway, including a skylight and large feature cabinetry- Main bedroom with walk-in cupboard, split system air-conditioning, ceiling fan and carpet flooring- Main bathroom off library with dual basin, shower over bathtub and separate toilet- Bedroom two positioned at the end of the hall with split system air-conditioning, ceiling fan and carpet flooring- Bedrooms three and four with build-in cupboards, split-system air-conditioning, ceiling fans and carpet flooring- Downstairs is a spacious rumpus room featuring a walk-in cold room/wine cellar or storage, third bathroom with a free standing shower, basin and toilet, fifth bedroom with built-in cabinetry, boxed air-conditioning, slate flooring throughout the whole area and access to the backyard

**Exterior-** Inground salt chlorinated pool- Full size tennis court fully fenced with attached basketball hoop- Gazebo positioned between the pool and tennis court with power- Covered slate outdoor entertaining area - Covered veranda off house stretching from the front down the right hand side- Dual access pebbled driveway with side access to yard and room to install a shed if required- Double remote garage stretching 7.8m in depth with extra work bench - Lawn locker with power at rear of allotment

For additional information or to organize your personal inspection please call or email Scott Mackey / Spencer King today!

**At a Glance:** Bedrooms: 5 Living Spaces: 3 Bathrooms: 3 Car Accommodation: 2 Office: Yes Library: Yes Pool: Yes Tennis Court: Yes Air Conditioning: Yes Land Size: 2,507 m<sup>2</sup> Street Frontage: 40.2 m Current Return: \$780.00 per week Tenant Expiry Date: 2nd of September 2024 Rates: \$2,400 per half year (approx.)

The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters. Property perimeter is an approximation only.