

40 Shoreline Crescent, Bargara, Qld 4670



Sold House

Friday, 3 November 2023

40 Shoreline Crescent, Bargara, Qld 4670

Bedrooms: 7

Bathrooms: 3

Parkings: 2

Area: 660 m2

Type: House



Donna Theuerkauf
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\$780,000

This stunning dual income property located at 40 Shoreline Crescent, Bargara QLD 4670 is an investors dream! The modern home offers a perfect blend of chic elegance and comfortable family living. Situated in the highly sought-after suburb of Bargara, this property boasts an enviable lifestyle where you can enjoy the best of both worlds – the coastal setting and the convenience of being just moments away from local amenities such as Woolworths, Aldi, Pubs, clubs, Rifle Range Beach, Bargara Golf Course, Bargara's beautiful beaches, and a range of leisure activities. This property is modern and tidy! One side features 4 bedrooms, 2 bathrooms and an open plan living. The other features 3 bedrooms, 1 bathroom and an open plan living area. Additional features of this incredible property include each side has a single lock-up garage with internal access, a fully fenced backyard ensuring privacy and security, and a low-maintenance garden. With its prime location and beautiful features, 40 Shoreline Crescent, Bargara is a unique opportunity not to be missed. Investors – if you are looking for a premium property, this one ticks all the boxes!

AT A GLANCE

Entry 1:- 4 Bedroom With Built In's and Ceiling Fans - Master Bedroom Built In's and Ensuite- 2 Bathroom- Enclosed Single Lock Up Garage With Internal Access- Ceiling Fans Throughout + Air Conditioning in Living and Master Bedroom- Tiled Flooring With Carpets In Bedrooms

Entry 2:- 3 Bedroom With Built In's- Master Bedroom With Walk In Wardrobe and Ensuite- 1 Bathroom- Enclosed Single Lock Up Garage With Internal Access- Ceiling Fans Throughout + Air Conditioning in Living and Master Bedroom- Tiled Flooring With Carpets In Bedrooms

Rates: Approx \$2,500/half year

Block Size: 660m²

DISTANCE TO FACILITIES- Rifle Range Beach 700m- Kellys Beach 2km- Bargara Shopping Complex 4.8km- Bundaberg CBD 14km- Public State School 6.1km- St Lukes High School 10km

The property currently has two long term leases in place. Entry 1 has a lease in place until December 2024 and paying \$495 P/W. Entry 2 has a lease in place until February 2024 and paying \$460 P/W. Our Property Management team here at LJ Hooker have provided a rental appraisal of Unit 1 - \$500.00 - \$550.00 Per Week Unit 2 - \$450.00 - \$500.00 Per Week

Contact the Exclusive Marketing Agent Donna Theuerkauf for further details 0424 182 395

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate