

**44 Sextant Drive, Innes Park, Qld 4670**



**House For Sale**

Monday, 8 January 2024

44 Sextant Drive, Innes Park, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2681 m2**

**Type: House**



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**O/A \$1,250,000**

With its immaculate presentation, magnificent coastal location, quiet and peaceful surroundings plus features and benefits to suit everyone in the family, this is a home that you will want to share with family and friends. Beautifully conceived and superbly built with an obvious attention to quality, this stunning property is just a short 5-minute drive away from beautiful Bargara Beach and only 3 minutes drive to Innes Park inlet, making it the perfect spot for beach lovers. With its 6-year-old construction, this architecturally designed home is still in great condition and offers a modern living experience. Situated on a generous 2,681m<sup>2</sup> block of land, there's plenty of room to roam and enjoy the coastal lifestyle. The property features a refreshing Saltwater pool, ideal for those hot Queensland summers, and a spacious 3-bay shed for all your storage needs. You'll also be pleased to know that it comes with a 5kw solar system, and town water helping you save on energy costs and also provide the uppermost convenience for maintaining the manicured gardens and lawns. Inside, there are 4 generous sized bedrooms and 2 stunning bathrooms, providing ample space for the whole family. With parking for 4 cars, you'll have plenty of space for guests or your boats/caravans. This coastal acreage home truly offers the perfect combination of quality, convenience, and location. It's a must-see for anyone looking to embrace the coastal lifestyle in Innes Park. Features:- 4 x good sized Bedrooms (main bedroom featuring stunning ensuite) - 2 bathrooms- Open plan living, kitchen and dining space which over looks the stunning in ground pool. This room offers Plantation Shutters, High Ceilings throughout, Beautiful Stone Bench Tops, Soft Closing Draws, European Appliances and Sufficient Storage. - Extra large dining room - offers direct access to the outdoor entertaining area with bifold doors to create a lovely flow between the outside and inside of the home - Floor to ceiling tiles in bathrooms - Bath tub - In ground pool - Powered 3 Bay Shed - Double Garage with Epoxy Flooring- 5kw Solar System- Large Rainwater Tank (perfect to top up the pool)- Firepit - Landscaped gardens and a fantastic selection of Fruit Tree's

RATES APPROX: \$1,400 PER HALF YEAR (INCLUDING WATER) RENTAL APPRAISAL: \$750 - \$850 PER WEEK SMALL ACREAGE AND LIFESTYLE PROPERTIES LIKE THIS DON'T COME UP OFTEN SO BE QUICK TO SNAP UP THIS LITTLE PEICE OF PARADISE. Call your Exclusive coastal sales and marketing specialist Dale O'Brien on 0422 038 391 or Sales Associate Demi-Lee Roebuck 0418 375 625. \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.\*