

**4a Baker Street, Kepnock, Qld 4670**



**House For Sale**

Saturday, 2 March 2024

4a Baker Street, Kepnock, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1176 m2**

**Type: House**



**Brent ILLINGWORTH**  
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**Ethan McGOWAN**  
0418511436

## Offers Above \$389,000

Some of the things you don't hear too often in Real Estate are "one owner for the last sixty odd years" and "1,176sqm high and dry allotment" and yet somehow, here we have both! This property was as-new when the current owner and her family took up residence but now the time has come to offer it for sale and one lucky buyer can now call it their own for next six decades! Could that buyer be you?! Right from the moment you walk up the steps to the classy front patio you know this is a well-built home which would've been top shelf in the 1960's. The narrow hardwood floorboards glow throughout the main areas of the home, there are ornate plaster cornice finishes and light fittings throughout as well as timber features. The original kitchen has a modern electric stove / oven combination and is in fantastic nick, so much so it lends itself to refurbishment over renovation. Adjacent is the laundry downstairs. Move your way through the home and a feature is the space from the hallway cupboard to the ten-foot (approx.) ceilings and all three bedrooms are simply massive by modern standards! This is a feature that doesn't stop, on the rear of the dwelling is an oversize, covered and enclosed outdoor space with the single garage nearby. All of this sits proudly upon an immaculate, fully fenced allotment well over a quarter acre in size and perfect for land-banking well into the future. What's more, Kepnock is currently one of the most sought after / targeted suburbs in Bundaberg for investors and owner-occupiers alike. Only a stone's throw to convenience items such as fuel, liquor, takeaway food and a short drive to all other conveniences including schools on Bundaberg's cooler eastern fringe close-handy to Bargara Beach. What's left to do now?! Contact Bundaberg's favourite Real Estate Team - Brent Illingworth & Ethan McGowan - to view at your nearest convenience and snap this one up! RENTAL APPRAISAL - Rental return expected to be \$430+ per week. Ask Brent or Ethan how to go about getting placed in touch a member of the RealWay Property Management Team who are more than happy to discuss the rental options with you one-on-one in a personalised fashion. \*\*\*The information provided is to be used as an estimate only. All potential purchasers should make their own enquiries to satisfy themselves as to any due diligence required.\*\*\*