

6 Birch Court, Kin Kora, Qld 4680

House For Sale

Friday, 9 February 2024



6 Birch Court, Kin Kora, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 834 m2

Type: House



Donnella Merrett
0400799180

\$425,000

A perfect haven for first home buyers, investors, and families alike, this property boasts an impressive 834 square metre block, poised in an elevated position within a tranquil cul-de-sac, backing onto an idyllic bushland setting. This home oozes privacy and potential with its split-level backyard, fully enclosed with fencing and offering side access, presenting a blank canvas to fashion your dream garden or outdoor retreat. The property is well-appointed with four air-conditioned bedrooms, each featuring ceiling fans and built-in robes, while the master bedroom benefits from an exclusive ensuite. The heart of this home is the tidy kitchen, complete with breakfast seating, a corner pantry, electric oven, and cooktop, all flowing into a spacious, tiled dining area that's also air-conditioned for comfort. Step outside onto the undercover patio and you'll find the perfect spot for al fresco dining or simply enjoying the peace of the private backyard. Comfort continues in the carpeted lounge area, where relaxation is guaranteed. A double garage with a remote-controlled door offers secure parking for two vehicles, plus additional parking space for two more. With sustainability in mind, the home is fitted with a solar power system, reducing your carbon footprint and energy bills. Its prime location in Kin Kora means convenience is on your doorstep, with numerous shopping centres, primary schools, daycares, and the CBD just minutes away. At a glance:-
- Low set solid brick home, built in 2005, set on 834m² elevated block with split level back yard.
- Four bedrooms all completed with air-conditioning, ceiling fans, built-in cupboards with main bedroom offering a private ensuite.
- Kitchen offers electric oven/ cooktop, pantry and breakfast bar.
- Spacious dining area completed with split system air-conditioning and access doors out to undercover patio.
- Separate carpeted lounge room located in the heart of the home.
- Main bathroom includes shower, bathtub and vanity.
- Security screens throughout and solar power system fitted to the home.
- Two car garage with remote controlled doors, additional parking space for two extra vehicles.
- Council rates are approx. \$3,500 per annum.
- Estimate current rental range \$480 to \$500 per week. Discover your dream family home at 6 Birch Court, where comfort meets convenience in the heart of Kin Kora. Contact Donnella today for more information or to book your private inspection. **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**