

# 9 Shell St, Burnett Heads, Qld 4670



## Sold House

Friday, 1 September 2023

9 Shell St, Burnett Heads, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 808 m2

Type: House



Michael Loader

## Contact agent

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exceptional property which has just undergone a lovely renovation! Ideally located just a hop skip and jump to the ocean front in one of south east Queensland's booming suburbs!\*\*\* PLEASE READ THE ENTIRE ADD COPY BELOW PRIOR TO CONTACTING THE AGENT - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOME'S \*\*\*Features include:• 3 genuine bedrooms, all with BIR's + additional study/ utility room• Large main bathroom with single vanity, shower & bath• Spacious open plan design with large lounge & dining, A/C• MODERN chef's kitchen with great storage, quality appliances & plenty of cupboards/ bench space to work with• Recent internal renovation including BRAND-NEW high-end vinyl planks, BRAND NEW paint throughout, BRAND NEW Air condition, BRAND NEW curtains and blinds.... The list goes on• Easy care brick property, very neat and tidy, ideally suited to grey nomads, young families or investors. NO HARD WORK NEEDED, just unpack and enjoy. • Amazing spot to retire combining a top location with unbeatable climate. (winter was on a Wednesday last year)• HUGE Double bay shed @ the rear, ideal for the boat/van with plenty of access via double gates and dual concrete drive ways. • The shed is High clearance for the van/ boat + additional mezzanine storage, the blokes will love this one!!!!• Additional single car accommodation attached to the home• Large deck at the rear, a top spot to entertain the entire family all year round• Appealing from the road side, very private, spacious landscaped allotment with the ultimate in coastal living on offer here!• Perched on a large & flat 808m2 fully fenced coastal block (they don't make them like this anymore), plenty side access to the shed/ yard. Room for the entire family, pets, veggie garden and even the visitors to park their van if required. • Just a short 200m stroll to the ocean/ waterfront and beautiful esplanade, stunning ocean back drop, top area, ocean glimpses from the property & lovely cool breezes• A short walk and you are at the sandy beach, lovely spot for the kids/ grandkids • Burnett heads is recording unprecedented high growth and is tipped to BOOM with great infrastructure upgrades on the marina and several large-scale projects already approved, get in now before it goes berserk!!!! • Great coastal sea breezes, very private & secure location, awesome grey nomad base!• Rental app @ \$520-550 per week, Savvy investors take note! • VACANT FOR SALE, MOVE STRAIGHT IN!• A variety of options here make the reason to call now even greater! Offers a great change of lifestyle, sea breezes all year round, listen to the waves roll in as you go to sleep! • MOTIVATED SELLERS HAVE PRICED THIS ONE TO SELL IMMEDIATELY • ABSOLUTE BEST BUY ON THE COAST--- NOTHING COMPARES ON PRICE, DON'T DELAY, ENQUIRE TODAY----IF YOU HAVE BEEN SEARCHING FOR A NEAT HOME or INVESTMENT IN A GREAT COASTAL LOCATION, STOP LOOKING, THIS IS IT. THE VENDOR IS SERIOUS ABOUT A SALE AND HAVE PRICED THIS HOME ON THE MONEY FOR AN IMMEDIATE SALE! FIRST TO SEE WILL BUY...\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au)\*\*\*CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!At a glance:Bedrooms: 3 + StudyBathrooms: 1 Toilets: 1Living: 2Car Accommodation: 4+Land size: 808m2SIDE ACCESS - YES double gates, separate drive waySHED - Yes (HUGE high clearance + mezzanine) A/C - Yes (new)SOLAR - NORates - \$1300 p/h ApproxRent Appraisal - \$520-\$550+ p/w\*\*Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document\*\*