

18 Markham Court, Kepnock, QLD, 4670



House For Sale

Thursday, 1 August 2024

18 Markham Court, Kepnock, QLD, 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Michael Loader

SUPER BUY - 3 BED BRICK, 2 LIVING AREA'S in PREMIUM LOCATION!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this amazing brick home on an easy care block which is perched high and dry in an A grade location!

Situated in a highly sought after pocket of Kepnock, in a quiet cul-de-sac, this very private and secure home is offered for sale for the first time EVER!

This tightly held property is located in the prestigious Berghoffer estate and is just a short 10-minute drive to Bargara Beach, but also within a brief walking distance to Schooling, Woolworth's, Adli & just 2 minutes to the CBD. This beautiful home has everything you could want & for this price, YOU BEST BE QUICK!

Features include:

- ☑ 3 bedrooms, all generous size, built in robes
 - ☑ Generous Master suite
 - ☑ Centrally located bathroom with shower, toilet & bath, neat order
 - ☑ Functional internal layout which includes large formal lounge + formal dining area + additional outdoor alfresco area
 - ☑ Large kitchen equipped with electric appliances, plenty of cupboards and an abundance of bench space
 - ☑ Built by a local quality builder, brick construction with colour bond roof, recently repainted exterior
 - ☑ Generous sized outdoor alfresco area which flows seamlessly from off the kitchen/dinning space providing a great spot to entertain, separate laundry
 - ☑ The outdoor area offers great privacy, overlooking the yard and is the perfect spot to unwind with a nice cold beverage!
 - ☑ Perched on an easy care 654m² lot, side access, fully fenced
 - ☑ Double gates allow easy entry to the rear yard, large lawn locker at rear
 - ☑ Single lock up garage attached to the home
 - ☑ Beautiful street surrounded by house proud owner occupiers of many years
 - ☑ Walking distance to Kepnock School, Woolies, Aldi & the new Kepnock Shopping Centre
 - ☑ 2 Minute drive to Bundaberg CBD, 10 minute direct drive to Bargara Beach
 - ☑ This property would make a cracking first home, grey nomad base, or investment property
 - ☑ Current rental appraisal @ \$500- \$520 per week, just sit back and let your tenants pay it off whilst you sleep, quality property in quality location with plenty of room to value add!
 - ☑ Some internal cosmetic tlc required which is reflected in the asking price. Whilst not urgently needed, a simple coat of paint and/or some new carpets would certainly add value and increase rental yields substantially
 - ☑ GREY NOMADS, 1ST HOME BUYERS, TRADIE'S, OR ANYONE WANTING A GREAT VALUE PROPERTY ON A LARGE LOT, THIS ONE IS FOR YOU!
 - ☑ First time offered to the market, be very quick the property is priced for immediate sale
 - ☑ SELLING NOW. WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF!
- IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE HOME/ INVESTMENT WHICH YOU CAN VALUE ADD NOW OR DOWN THE TRACK. THIS IS IT. PRICED TO SELL WITH MOTIVATED SELLERS READY TO SELL TODAY!

FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT 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

Bathrooms: 1

Toilets: 1

Living: 2

Car Accommodation: 1

Land size: 654m²

SHED Lawn Locked

A/C Yes

Rates - \$1850 p/h Approx

Rent Appraisal - \$500 - \$530+ p/w (as is)

****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****