

3 Mandi Court, Kalkie, Qld 4670



House For Sale

Tuesday, 25 June 2024

3 Mandi Court, Kalkie, Qld 4670

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 760 m2

Type: House



Michael Loader

SUBMIT ALL OFFERS

Contact Exclusive Marketing Agent MICHAEL LOADER directly to ensure you are fully informed about this awesome modern property located within walking distance to schooling, town & all 4670 has to offer.*** PLEASE READ THE ADD COPY IN FULL & VIEW ALL THE PHOTOS/PLANS PRIOR TO CONTACTING THE AGENT - PLEASE CONTACT THE AGENT FOR A FULL COPY OF THE FLOOR PLANS, NEW RENTAL APPRAISAL AND/OR OFFER TO PURCHASE FORM IF REQUIRED ***This extra large 5 bedroom dual key home is extremely unique & offers completely FULLY SELF CONTAINED LIVING for 2 families! - Ideal for anyone with in-laws, elderly parents, kids or teenagers not to mention investors seeking ultra high yields!All up the TOTAL Property Features include:- 5 large bedrooms with fans & robes- Air-conditioning to the 2 master bedrooms- 3 x bathrooms (1 x ensuite & 2 main bathrooms)- 2 x designer Kitchens with dishwasher, stove, ovens & ample cupboard space- 2 x laundries- 2 x separate remote lock up car accommodation - 2 x separate cover outdoor areas- Large 760m2 block with dividing fence down the middle to separate the yards- Modern colour schemes, impressive from the road side- Great high end estate surrounded by near new properties - Well kept, great condition with no work needed built in 2017 - 100% Flood Free location - Currently let to one family for \$650 per week (lease expiration 3rd September 2024)- Huge upside on offer to increase the rental yields significantly almost instantly upon settlement - 3A unit (3 bedroom side) Current rent appraisal for \$520 per week - 3B unit (2 bedroom side) currently lease for \$430 per week - Combined NEW potential return of \$950 per week, The perfect combination of cash flow & location!MAIN HOUSE Property features: (right hand side of the property)- 3 good size built-in bedrooms- Master with ensuite, A/C & WIR- 2 bathrooms- Modern kitchen with ample cupboard & bench space- Large Air-conditioned living room- Laundry- Single remote lock up garage- 1 x large covered outside entertaining areaGRANNY FLAT/UNIT Property features: (left hand side of the property)- 2 good size built-in bedrooms with Master bathroom & WIR- 1 bathroom- Modern kitchen with ample cupboard & bench space, plenty of storage - Good size Air-conditioned living room, nicely tiled throughout with modern fixtures & fittings - Laundry- 1 x single remote garage- 1 x covered outside entertaining areaTHE LOCATION:Sitting in just 2 minutes to Bundaberg CBD, the Burnett river and a variety of schooling this property is in prime position. Just a short direct 5 minute drive to the medical dress circle & the Bundaberg Airport/ University. 10 minutes drive will see you at Bargara Beach! A great central location, a top spot to invest! DISTANCE TO FACILITIES: Millaquin Markets Shopping Centre - 1.3km St Lukes Anglican School - 1.5km Kalkie State Primary School - 2.7km Aldi, Woolworths & Kepnock State High School - 3.9km Bundaberg CBD - 4.0km Friendlies Society Private Hospital - 5.5km Bundaberg Base Hospital - 5.8kmAGENTS COMMENTS:This Extra large property is all on 1 title. The Property is classed as 'Dwelling + Relatives accommodation' - (not a Duplex). This would suit anyone with a large family, in-laws, teenagers or extended Family. It's a great way to cut the costs of living in 'HALF' for you and your extended Family.Would also be great for anyone looking to look after elderly parents, in-laws or anyone wanting to give their teenagers or kids some independent living (while still close to home)The Home could also be a great potential income earner by increasing the current yields & leasing with 2 separate leases & a combined income of \$950 p/w+++IF YOU HAVE BEEN SEARCHING FOR A PRIME INVESTMENT/ PLACE FOR THE EXTENDED FAMILY TO CALL HOME THIS ONE MUST BE ON YOUR SHOPPING LIST. THE VENDORS ARE SERIOUS ABOUT A SALE AND ALL SERIOUS WRITTEN OFFERS WILL BE CONSIDERED!***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: 5 Bathrooms: 3Toilets: 3Kitchens: 2Living: 2Dining: 2Outdoor areas: 2Car Accom: 2Land size: 760m2A/C - YESRates - \$2350 p/h ApproxRent Appraisal - \$950 p/wYear Built - 2017Distance to CBD - 3 kmsFLOOD FREE : YES**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**