

45 Spinnaker Boulevard, Innes Park, Qld 4670

House For Sale

Saturday, 29 June 2024



45 Spinnaker Boulevard, Innes Park, Qld 4670

Bedrooms: 10

Bathrooms: 7

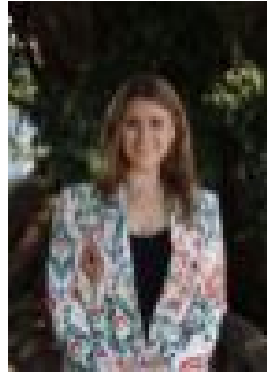
Parkings: 5

Area: 4327 m2

Type: House



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Offers Above \$1.6 Million

Discover the unparalleled charm of this unique steel-framed residence, ideally located in the serene locale of Innes Park. Just 15 minutes from the Bundaberg CBD and a mere 5 kilometres from the beach, this property offers the perfect blend of convenience and tranquillity, with the added allure of a refreshing ocean breeze. With endless opportunities, perfect for dual living or large families, this property also holds incredible potential for various ventures. Consider the possibilities of an Airbnb, three rental properties, or a bed and breakfast. Alternatively, rent out the second dwelling and enjoy the spacious main home yourself.

Main Residence: Situated on an expansive 4327m² block, the main residence boasts a distinctive U-shaped design. As you step through the front entryway, you're welcomed into a large, stunning kitchen equipped with a gas stove top, dishwasher, two walk-in pantries, and ample cupboard space. The kitchen seamlessly flows into an open-plan dining and family room, creating a central hub for entertaining and family gatherings.

Left Wing:

- 4 Bedrooms: 4 spacious bedrooms, including 2 extra-large rooms featuring walk-in robes, ensuites, and air-conditioning
- A dedicated laundry
- Sitting room
- Bathroom with a separate toilet

Right Wing:

- A large, air-conditioned lounge room with an adjoining study or potential bedroom
- 3 Bedrooms: 3 bedrooms, including an extra-large room with air conditioning, an ensuite, and a walk-in robe
- A large rumpus room with a kitchenette
- Large linen closet/ storage
- Bathroom with a separate toilet

Throughout the home, security screens and a powerful 13.5kW solar system ensure safety and energy efficiency. The new covered outdoor patio, measuring 12.6m x 4.4m and fully insulated, is perfect for entertaining and is accessible from the dining room and both sides of the house.

Second Dwelling: Detached from the main house, the second dwelling offers:

- Front veranda
- Living Space: An air-conditioned lounge/dining room
- Kitchen: A good-sized kitchen with plenty of cupboard space
- 2 Bedrooms: Main bedroom with Walk-in-robe and ensuite
- Office Space: A dedicated office area
- Main bathroom with a shower and toilet
- Additional: A laundry room and a small courtyard

The partially fenced yard provides ample space for outdoor activities, while the high-clearance 15m x 9m 5-bay shed with 2 roller doors at either end and a concreted area in front offers plenty of storage and workspace. The property is on town water and septic. For more information, please contact Michael Dempsey on 0417 605 755 or Tayla Bird on 0402 460 732. **Every effort has been made to verify the correct details of this marketing. Neither the agent, vendor or illustrator is responsible for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should enquire to verify the information and satisfy any concerns. The sale may not include fixtures shown, and questions must be directed to the agent. Any information intended to be relied on should be independently verified, and necessary due diligence should be conducted.

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