

# 46 Hennie Drive, Benaraby, Qld 4680

## House For Sale

Wednesday, 26 June 2024



46 Hennie Drive, Benaraby, Qld 4680

Bedrooms: 5

Bathrooms: 2

Parkings: 9

Area: 4000 m2

Type: House



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## Offers Over \$849,000

The Gladstone Region property market is currently seeing a dramatic UNDER supply of properties such as this so be on your guard and quick to inspect! Only quality offers over \$849,000 will purchase this rare opportunity! This EXCEPTIONALLY well kept and manicured property has just hit the market boasting ALL the dreamy extras that 99% of the market are eagerly chasing! That's right, 46 Hennie Drive is a genuine cut above the rest, offering the lifestyle you've been looking for throughout 2024! Get ready to be swept away! Located just 10 minutes from Tannum Sands' glorious beaches, and under 20 minutes from Gladstone, this incredible opportunity doesn't miss a single beat in the array of features it has to offer you and your growing family!

- Spacious modern home built in 2007 by quality local builder, Peter Harris.
- Multiple living areas including separate front media room plus a spacious open plan living/dining overlooked by the kitchen and connects well to the front living, hallway and rear outdoor areas. As the photos show, the living/dining area is being utilised as a large dining however there is certainly room here to allow a dining area plus family room.
- PRIVACY GALORE! The owners have put unmitigated effort into their gardens in order to create a private atmosphere within the house yard that still flows effortlessly to the rear section of the block. The house yard is such a beautiful area for the family and with the open flow allows for no priceless moments to be missed!
- Near fully air-conditioned throughout! 4 of the 5 bedrooms have their own dedicated split-system air-conditioning units in addition to the living area!
- 4 of the 5 bedrooms are of great size with the master bedrooms being particularly spacious. The 5th bedroom is admittedly on the smaller side however certainly meets the criteria for a 5th bedroom if needed but would make a great office/ nursery or play room for the kids! All 5 bedrooms have built-in-robos.
- The King Size master bedroom is located towards the front of the home and positioned ideally away from the open plan living and outdoor areas, perfect for shift workers wanting to keep sleep times quiet in a boisterous household!
- Spoil yourself with the updated ensuite boasting floor to ceiling tiles, Ultra modern vanity, slim profile shower screen and black tap-ware.
- The main bathroom is exceptionally neat and tidy with separate shower and bath and the toilet is also separate from the bathroom.
- BRILLIANT Kitchen – The heart of the home which is connected to the living/dining and overlooks the rear covered outdoor area and pool. Perfect for young families where the parents can keep an eye on the kids while preparing meals! The kitchen boasts a 4 seater breakfast bar along a central island bench, updated hardware including new sink, dishwasher, double door fridge housing, massive pantry, dedicated microwave housing and waste height oven.
- Step outside to the covered outdoor living through rear sliding door with crimsafe security screen and be met with the view of the house yard, pool area and one of TWO sheds (More on the sheds below gents!). The pool area connects so well to the house creating a safe environment for kids to play under watchful eyes.
- CONNECTED TO TOWN WATER! – make no sacrifice on water as the Awoonga Dam Pipeline is at your disposal allowing lush gardens, lawns and topped up pool all year round. This is a somewhat rare feature for an acreage property on the outskirts of town and a massive benefit to the household.
- In-ground saltwater chlorinated pool with pool yard large enough for an outdoor setting and is concreted around all 4 sides with built-in water feature!
- The first of 2 sheds is a double bay (with single roller) and passenger door that is currently being used as a spacious garden/storage shed. This shed also accommodates a double carport off one side which is multi-purposed as either a carport or second covered outdoor area that overlooks the pool!
- Separate from the house yard, the rear 1/3 of the block (approx 1300+sqm) is flat, and free from any easements/ restrictions and boasts a 12x7.5m powered 4 bay shed (with 2 rollers) and extra high clearance PLUS an extra high carport attached! The free standing space at the front of the shed is ideal for larger trucks/machinery! If it fits on the road, you can store it here!
- Like your water sports/fishing? If you didn't know already, Hennie Drive is within 7km from Lake Awoonga, one of the Gladstone Regions crown jewels and is a brilliant spot for family outings for swimming/fishing/water skiing and more!
- These house-proud owners have pre-arranged both a building and pest inspection conducted by a qualified local building and pest inspector which can be provided on request! Additional features include: \*Well established and manicured lawns throughout the house yard. \*Rainwater tank with pump connected to grey water and external tap. \*Dedicated fire pit area. \*6kw Solar System plus solar hot water. \*Crimsafe on all windows and doors. \*Fully Fenced Block. \*Double lock up remote garage direct internal access. \*Remote control sliding electric gate on the left hand side of the property providing effortless access to the rear shed. \*Loads of storage options. \*NBN Connection. There's nothing that 46 Hennie doesn't have! And in this particular case, has TRIPLE the average/expected shed space. This is move in and enjoy with nothing more to do! Make no mistake – These properties are selling lightning quick and only quality offers over \$849,000 will be considered to purchase this truly rare option in the Gladstone Region. Contact Luke from the Watts Team today for further details on the property and next available inspection time! Local Council Rates: approx

\$3300p/y Land Size: 4000sqm House Size: 225sqm approx Rental Appraisal: \$700 - \$750p/w Age: 2007 Builder: Peter Harris\*\* 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\*\*