



## 17 Coolibah Street, KIN KORA, QLD 4680

### Poolside Living Meets Family-Sized Comfort in Kin Kora

Positioned in a quiet, established pocket of Kin Kora, 17 Coolibah Street delivers the ideal blend of space, lifestyle and family comfort.

Set on a generous 776m<sup>2</sup> block, this well-appointed home offers four bedrooms, two bathrooms and secure parking for two vehicles - a practical layout perfectly suited to growing families or buyers seeking room to move.

The heart of the home flows effortlessly to a standout outdoor feature: a generous-sized deck overlooking the sparkling pool area. Elevated and private, this space is designed for entertaining - whether it's weekend barbecues, relaxed evenings with friends, or simply enjoying the Queensland climate while keeping an eye on the kids in the pool.

Inside, the home provides comfortable living zones with a functional layout that balances connection and separation. All four bedrooms are well-proportioned, with the master suite serviced by its own ensuite, while the main bathroom caters conveniently to the remaining bedrooms.

The backyard offers both lifestyle and usability, with ample yard space surrounding the

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P193287

#### **SALE DETAILS**

**Offers Over \$649,000  
As Is Where Is**

#### **CONTACT DETAILS**

**Bevan Rose**  
0417 602 150

pool and deck area, making it a true extension of the home's living space.

This property is being offered to the market on an "As Is, Where Is" basis, presenting a clear and transparent opportunity for buyers to secure a substantial home in a sought-after location. Whether you're looking to move straight in, update over time, or add further value, the foundations here are strong and the lifestyle on offer is undeniable.

Located in one of Gladstone's most popular suburbs, Kin Kora is known for its family-friendly streets, established parks and proximity to schools, shopping facilities and local amenities.

17 Coolibah Street is a home that combines space, poolside entertaining and position - a compelling opportunity in today's market.

\* Vendor Pre List Building & Pest Report available upon request to qualified buyers

\* Now Vacant

\* Rental Appraisal Guide \$610 to \$630 per week

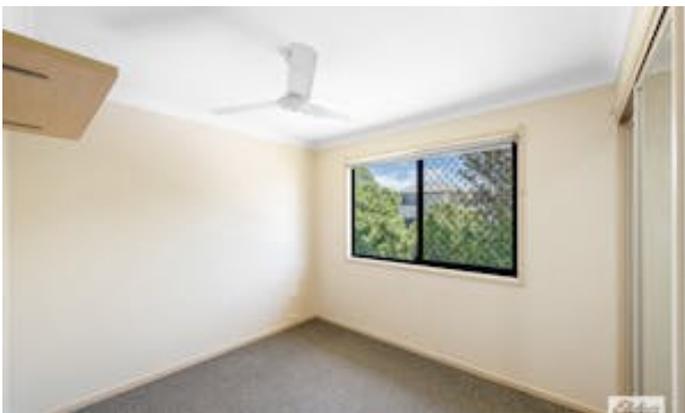
\* Council Rates Approx \$3,930 per year (excluding water)

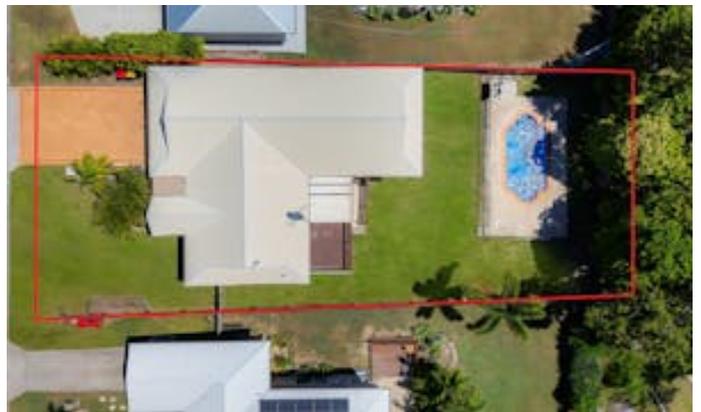
\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

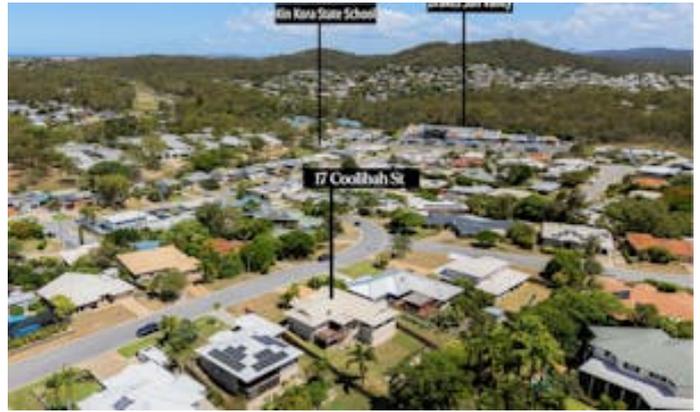
Other features: Carpeted, Close to Schools, Close to Shops, Openable Windows, Pool, Roller Door Access

- Land Area 776.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite











TOTAL: 118 m<sup>2</sup>  
FLOOR 1: 118 m<sup>2</sup>

FLOOR PLAN PREPARED BY CUBESOLA AND DIMENSIONS ARE SHOWN FROM EXTERIOR WALLS BUT NOT TO SCALE.

\*Floor plan is a guide only, not to scale\*