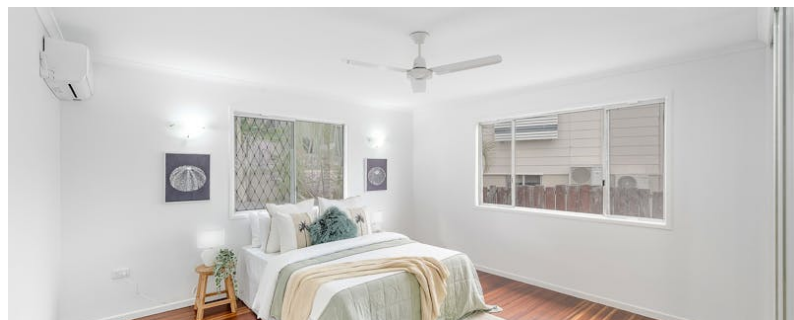




14 Bauhinia Street, KIN KORA, QLD 4680

Renovated Family Haven in Kin Kora!

Welcome to Your Ideal Family Home in the convenient location of Kin Kora.

Space, comfort and versatility come together beautifully in this fully air-conditioned two-story family home, offering room for everyone to spread out and enjoy.

Recently renovated throughout, the home boasts a stunning brand-new kitchen, modern bathrooms and has been painted throughout, delivering a fresh and contemporary feel from the moment you step inside.

Enter via the main entrance or via the internal entry of the secure double lock-up garage. The lower level presents an incredible opportunity for dual living, extended family accommodation, or a private retreat, featuring a spacious tiled living area, bathroom, laundry, separate study, ample storage and direct access to the backyard. There is an incredible amount of storage available throughout the property including under the house and under the stairs.

Upstairs, you'll discover five generous bedrooms, all complete with ceiling fans, with four also enjoying built-in cupboards and air conditioning.

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: 300P196632

SALE DETAILS

Offers Over \$719,000

CONTACT DETAILS

Emma Plath
0497 864 493

Beautiful timber flooring flows throughout the upper living spaces, which include an open-plan kitchen, living and dining area that opens onto a charming balcony overlooking the established gardens below.

Outside, the home continues to impress with a large backyard, barbeque and entertaining area, creating the perfect setting for family gatherings and relaxed outdoor living.

A home of this size and flexibility is a rare find-offering the perfect blend of modern updates, multiple living zones and family-friendly functionality.

In a Nutshell:

*Recently renovated!

*5 Bedrooms with fans (4 airconditioned, and walk-in robes).

*2 Bathrooms

*1 Study

*2 Living Areas

*Timber Flooring

*Double Lockup Garage with internal entry

*Private Backyard

*Rainwater Tank

*Outdoor Covered Entertaining Area

Location Highlights:

*Kin Kora State School approximately 800m (2-minute drive)

*Toolooa State High School approximately 2.2km

*Stockland Gladstone Shopping Centre approximately 2km (3-minute drive)

*Gladstone Golf Club approximately 2.5km

*Rental Appraisal: \$620 per week

*Contact Emma via WhatsApp: 0497 864 493 for the Walk-Through Video

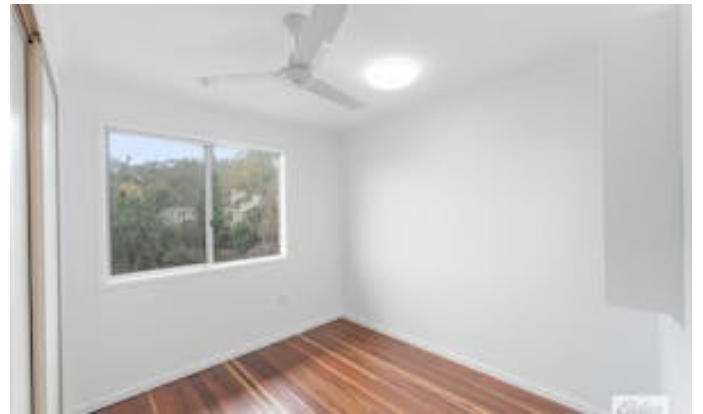
*Rates: Approx \$3865.60 per year (including water availability and prior to discount)

* 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.

- Land Area 607.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage

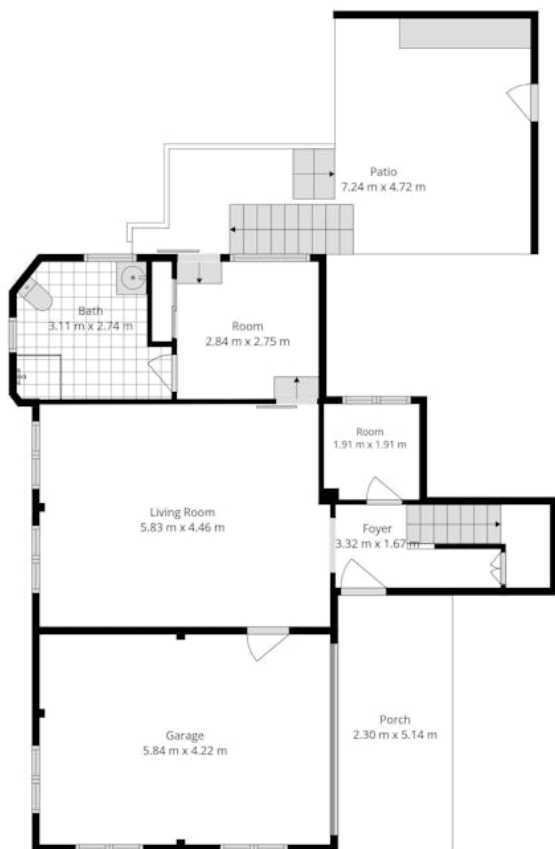
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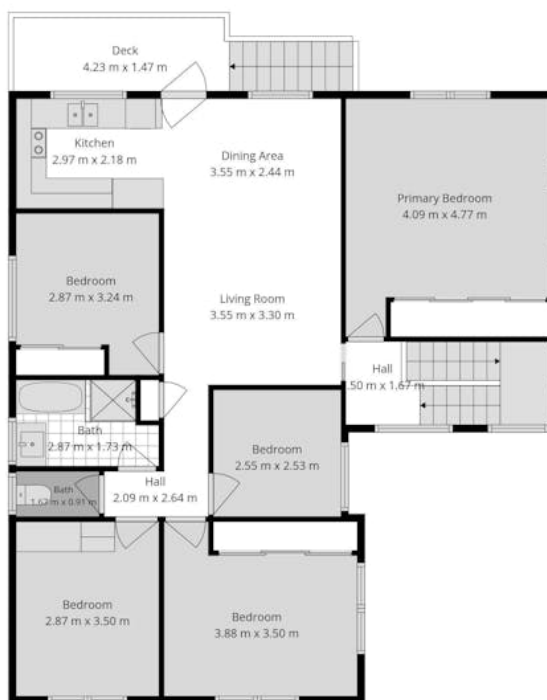








1st Floor



2nd Floor

Total: 161 m2

1st Floor: 54 M2, 2nd Floor: 107 m2

Excluded Areas: Garage: 25 M2, Porch: 12 M2, Patio: 26 M2,
Deck: 9 M2, Walls: 16 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.