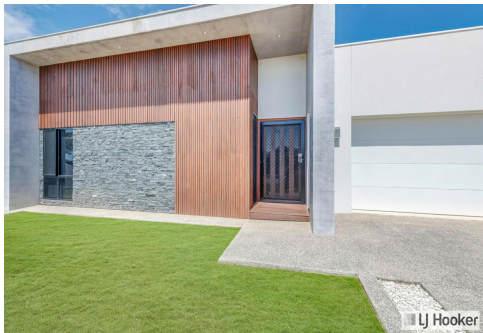




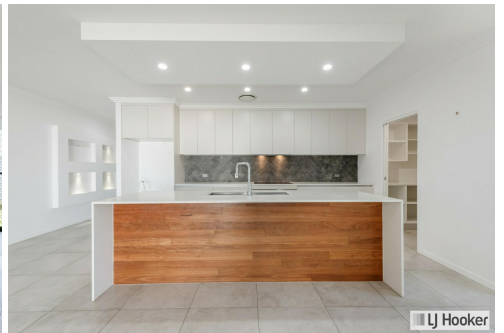
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Ashfield, 3 Ragusa Way

BOLD, SOPHISTICATED & UNMATCHED LUXURY AWAITS

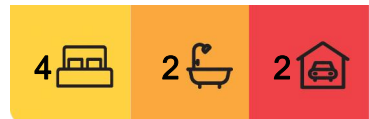
Nestled in a serene location, this property boasts a striking facade that immediately draws the eye. Expertly designed to blend sophistication with practicality, it seamlessly integrates natural stone, timber, and brushed concrete elements, creating a living space that is both elegant and functional.

At the heart of the home lies the meticulously crafted kitchen, a true centerpiece of style and convenience. Equipped with premium finishes and high-end appliances, this space makes cooking and entertaining a true pleasure. The hidden Kleenmaid dishwasher, expansive 110L Kleenmaid oven, electric stove top, and range hood elevate the culinary experience. A spacious butler's pantry ensures ample storage, while the sleek Caesarstone benchtops, waterfall island, and stainless-steel sink with an extendable gooseneck tap combine both aesthetics and functionality. This kitchen is an entertainer's dream.



Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Offers Over \$825,000

View
ljhooker.com.au/1T67GTV

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(07) 4131 8000

The open-plan living and dining areas flow effortlessly onto a large alfresco space, featuring timber flooring, an additional sink, and a bench-perfect for BBQs and social gatherings. Imagine enjoying a meal outdoors, with the breeze in the air and stunning views, all from the comfort of your own home. This seamless connection between indoor and outdoor living creates a harmonious space for both relaxation and entertaining.

Step outside to discover a spacious backyard, offering ample room for a pool, garden, or additional outdoor amenities. At the rear of the property, a sizable garden shed sits on a concrete slab, providing valuable storage or workspace. The property is fully secured with lockable, white powder-coated aluminum gates on both sides, ensuring easy access and peace of mind. The side yard also offers additional parking for a trailer, caravan, or boat, making it the ideal home for those with extra vehicles.

This home features four generously sized, carpeted bedrooms, each equipped with built-in wardrobes, floor-to-ceiling mirrors, and ceiling fans for year-round comfort. A conveniently located guest bathroom and separate toilet ensure privacy for all. The master suite is a true sanctuary, showcasing a striking timber feature wall, black pendant lighting, and an abundance of natural light streaming through large sliding doors that open to the backyard. The master bathroom rivals a spa retreat, with a double vanity, walk-in shower with detachable hose and rain shower heads, and a separate toilet for added privacy. A spacious walk-in wardrobe provides ample storage, keeping everything organized and accessible. Ducted air conditioning and soaring 2.5-meter-high ceilings add to the home's sense of space and luxury, while the thoughtful design ensures functionality at every turn.

For those who work from home, the office/study, located at the front of the house, offers privacy and a quiet space for productivity. This room could easily be transformed into a children's playroom or activity area, offering flexibility for families. Adjacent to the office, the theatre room brings the cinema experience to life with colored LED ceiling lighting, an Epson digital projector, a 250cm (98-inch) cinema-grade rear projection screen, and blackout carpet and paintwork. This is the ultimate space for enjoying movies in absolute comfort, surrounded by loved ones.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 2
- Office/Study: Yes
- Air-conditioning: Yes
- Outdoor alfresco dining: Yes
- Solar: Yes

RATES: \$1900 per half year (plus water)

RENTAL APPRAISAL: Approx. \$800.00 - \$850.00 per week

KEY FEATURES:

- Elegant design —Combining stone, timber, and brushed concrete textures throughout
- Ducted air conditioning & 2.5m high ceilings
- Modern kitchen —Featuring Kleenmaid dishwasher, 110L Kleenmaid oven, electric stove top, Caesarstone benchtops, and a spacious butler's pantry



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- Seamless indoor-outdoor living —Large alfresco area with timber flooring, additional sink and bench, perfect for BBQs and entertaining
- Expansive backyard —Ample space for a pool, garden, or outdoor features
- Good size shed
- Secure access —Lockable white powder-coated aluminum gates on both sides, with space for a trailer, caravan, or boat
- Private master suite —Unique timber wall, black pendant lighting, large sliding doors to the backyard, double vanity, walk-in shower, and walk-in robe
- Dedicated office/study —Perfect for working from home or as a children's playroom
- Theatre room —Fully equipped with LED lighting, Epson projector, 98-inch screen, and blackout carpet/paint for a true cinema experience.

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 7.9km
- Hinkler Shopping Centre: 6.5km
- Kepnock State Highschool: 3.3km
- St Lukes Anglican School: 4.4km
- Bundaberg Base Hospital: 8.6km
- Kepnock Town Centre: 2.4km

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533.

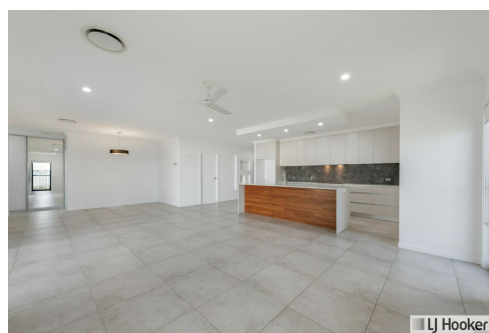
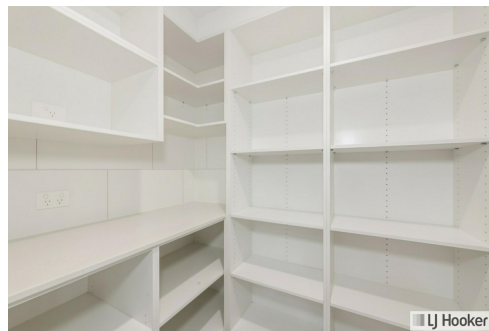
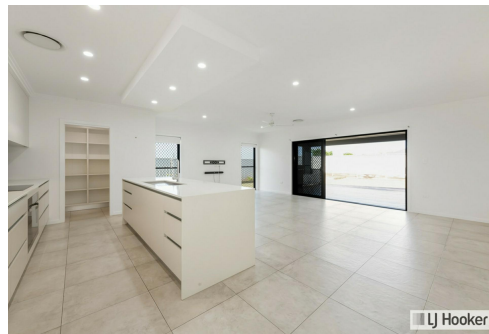
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More About this Property

Property ID	1T67GTV
Property Type	House
House Size	257 m2
Land Area	735 m2
Including	Ensuite

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