

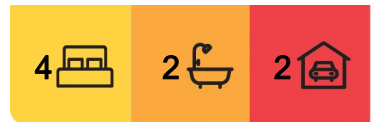


Bargara, 22 Pacific Court

PEACEFUL LIVING, PRIME LOCATION - INVESTMENT OPPORTUNITY OR FAMILY HOME AWAITS

Imagine waking up to the gentle sound of waves crashing in the distance, sunlight filtering through your windows as the promise of a perfect beach day unfolds. Whether it's a spontaneous morning swim or a full day with the family at Bargara's stunning shores, life at 22 Pacific Court, Bargara offers all the charm of a relaxed coastal lifestyle-with all the modern conveniences you could need just moments from your door. Tucked away in one of Bargara's peaceful, family-friendly neighbourhoods, this well-appointed home presents an incredible opportunity for growing families or savvy investors alike.

As you arrive, you're welcomed by a tidy driveway leading to a single-car garage attached to the home, along with a detached single-bay shed offering additional parking or storage. The driveway itself provides ample space for guests or extra vehicles, making it ideal for busy households or weekend visitors. Step through the secure front door and you're immediately greeted by the expansive main living area-bright, airy, and enhanced with



For Sale
Offers Above \$749,000

View
By Appointment

Contact
Jonathon Olsen
0409 534 533
jolsen@ljhookerbundaberg.com.au

Kate Hutchinson
0431 234 282
khutchinson@ljhookerbundaberg.com.au



LJ Hooker Bundaberg
(07) 4131 8000

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sleek timber-look flooring. With both ceiling fans and air conditioning, you'll enjoy comfort throughout the year no matter the season.

The kitchen is the heart of the home, offering a practical yet stylish space equipped with ample bench space-perfect for prepping meals or even enjoying casual breakfasts at the bar. Featuring an electric stovetop, oven, and well-planned cupboard storage, it's suited to any household's needs. Just off the kitchen, the spacious dining area flows naturally into the living space and out to the backyard, with sliding doors that bring in coastal breezes and sunlight, creating a seamless connection between indoors and out.

Each of the four bedrooms is thoughtfully designed with comfort in mind. All include built-in mirrored wardrobes, ceiling fans, and fresh white walls that amplify the natural light, giving each room a serene, breezy feel. The main bathroom is conveniently located for easy access from all bedrooms-perfect for families and guests alike. The separate laundry area offers built-in tubs and direct access to the backyard, making laundry days easier and keeping mess away from the main living spaces.

Outside, the covered alfresco area is a true highlight of the home. Whether you're hosting friends for a Sunday barbecue, catching up over a footy match, or simply unwinding with a book and a glass of wine, this versatile space is made for all occasions. At the rear of the property, the lock-up shed provides secure storage for garden tools, bikes, or weekend hobbies, keeping your outdoor space tidy and organized.

What truly sets this home apart is its location. You're just minutes from Kelly's Beach, Bargara Central shopping centre, schools, parks, local taverns, and cafes. Whether you're running errands, heading to school pick-up, or grabbing fish and chips by the sea, everything is right at your fingertips. Bargara is more than just a beachside town-it's a vibrant, close-knit community where neighbours become friends and families grow together.

Whether you're searching for the perfect place to raise your family or looking for an investment in a thriving coastal market, 22 Pacific Court, Bargara is your opportunity to secure a piece of paradise. This home is ready for its next chapter-are you ready to turn the page?

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Spaces: 2
- Land Size: 720 m²
- Ceiling Fans: Yes
- Air Conditioning: Yes

KEY FEATURES:

- 4 spacious bedrooms with built-in mirrored robes and ceiling fans
- 2 well-appointed bathrooms, including a centrally located main bathroom
- Air-conditioned living area with timber-look flooring and ceiling fan
- Modern kitchen with electric stovetop, oven, ample bench space, and storage
- Open-plan dining area with sliding doors leading to outdoor entertaining
- Single-car attached garage plus detached single-bay shed



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- Ample driveway parking for additional vehicles or guests
- Spacious laundry with built-in tubs and direct access to the backyard
- Covered alfresco area, perfect for entertaining or relaxing
- Lock-up shed for secure storage of tools or garden equipment
- Located close to Kelly's Beach, Bargara Central, schools, and local taverns
- Situated in a quiet, family-friendly neighbourhood
- Ideal opportunity for families or investors seeking a beachside lifestyle property

RATES: Approximately \$1700 per half year (plus water)

RENTAL APPRAISAL: Approximately \$650 - \$700 (per week)

DISTANCE TO FACILITIES (APPROX):

- * Bundaberg CBD: 14.8km
- * Bundaberg Base Hospital: 16.7km
- * Friendly Society Private Hospital: 16.2km
- * St Lukes Anglican School: 11.7km
- * Bargara State Primary School: 6.3km
- * Bargara Central: 5.5km
- * Bargara Beach Hotel: 4.5km
- * Kelly's Beach: 3km

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Kate Hutchinson on 0431 234 282 or Selling Principal Jonathon Olsen on 0409 534 533.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.

More About this Property

Property ID	1TNMGTV
Property Type	House
Land Area	720 m2
Including	Air Conditioning Built-in-Robes Fully Fenced

Jonathon Olsen 0409 534 533

Principal, Licenced & Auctioneer | jolsen@ljhookerbundaberg.com.au

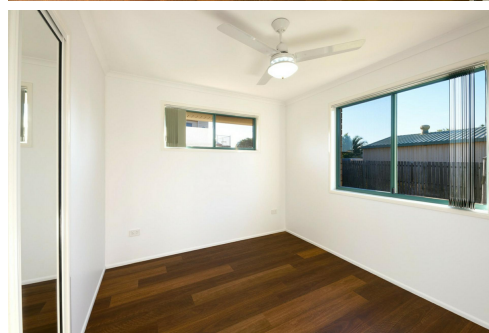
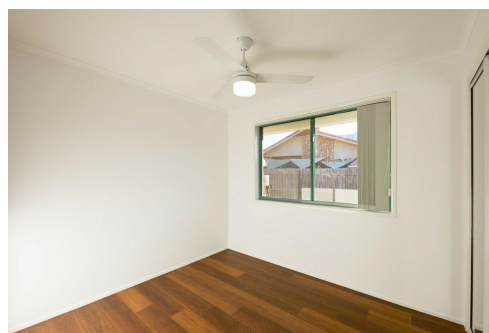
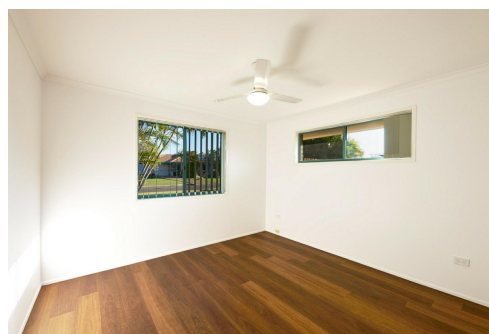
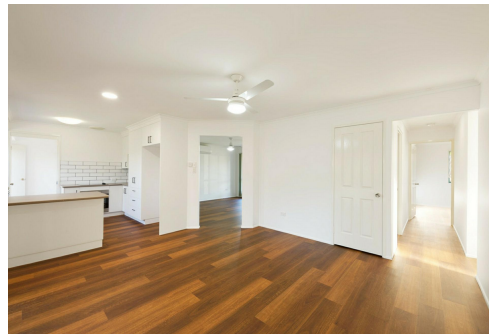
Kate Hutchinson 0431 234 282

Sales Manager | khutchinson@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au



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