






4 Whale Circuit, Bargara

## NEST OR INVEST WITH THIS COASTAL OPPORTUNITY

Nestled in a quiet, elevated cul-de-sac in the heart of Bargara, 4 Whale Circuit offers a stylish coastal retreat designed for modern living and effortless entertaining. Positioned on a corner block with dual frontage, this home provides extra street presence, privacy, and versatile access, including a side gate for easy rear yard entry.

As you arrive, a striking entrance with wall hob detailing sets the tone, creating a welcoming sense of style and sophistication as you step inside. The spacious open-plan living area immediately flows to the outdoors, where large doors bring the entertainer's dream to life. The media room, tucked away from the bedrooms and featuring a cavity slider door, allows for late-night movies while the kids sleep.

The kitchen is the heart of the home, designed to impress both visually and practically. Featuring stainless steel appliances, a dishwasher, ample storage, and a large breakfast bar, it caters effortlessly to family life and entertaining. Expansive benchtops and thoughtful cabinetry provide plenty of prep space, while the open layout keeps you connected to the living and dining areas.

4  2  2 

### FOR SALE

Offers Above \$889,000

### AGENTS

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### AGENCY

LJ Hooker Bundaberg

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 LJ Hooker

The master suite is a private sanctuary, complete with walk-in robe and luxurious ensuite featuring a large double shower, perfect for relaxing after a long day. The three additional bedrooms each feature built-in cupboards and ceiling fans. The main bathroom is equally impressive, with contemporary tiling, a full-sized bathtub, shower, and floating vanity-ideal for family life or entertaining guests.

The expansive outdoor area sits under the main roofline and is fenced from the yard, offering the perfect space for alfresco dining or relaxing in peace. High-quality tiles throughout the family and wet areas, soft carpet underfoot in the bedrooms, air-conditioning in the living area, and security screens on windows and doors combine to deliver comfort and style.

Additional features include a double lock-up garage with epoxy flooring, a solar power system connected to the grid, lawn locker and water tank -making this home as practical as it is beautiful.

Bargara continues to be one of the region's most sought-after coastal locations, attracting both families and holidaymakers. With its strong rental demand, lifestyle appeal, and projected growth, this property presents a smart investment opportunity making it ideal for investors or those looking to secure a coastal home with long-term value.

#### AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 2
- Media Room: Yes
- Land Size: 727m<sup>2</sup>
- Air-conditioning: Living area
- Ceiling Fans: Yes
- Solar Power: Yes
- Water Tank: Yes
- Lawn Locker: Yes

#### KEY FEATURES:

- Corner block with dual frontage and side gate for rear access
- Modern, open-plan layout with seamless indoor/outdoor flow
- Chef-inspired kitchen with stainless steel appliances, large breakfast bar, and ample storage
- Master ensuite with large double shower, modern fixtures, and luxurious finishes
- Main bathroom with full-sized bathtub, shower, and floating vanity
- Media room with cavity slider door for quiet movie nights
- Fully fenced yard and private outdoor entertaining area under main roofline
- Beautiful succulent gardens and 6ft privacy fencing
- Double lock-up garage with epoxy flooring

#### DISTANCE TO FACILITIES (APPROX):

Bargara Beach: 1.5km

Bargara CBD: 2.5km

Bundaberg CBD: 15km

Local Schools & Shops: Within 5km

RATES: Approximately \$1890 per half year (including water)

RENTAL APPRAISAL: \$750 —\$800 Per Week

OCCUPANCY: Currently tenanted at \$750 Per Week until November 2025

To truly appreciate all it has to offer, contact Exclusive Listing Agent, Kate Hutchinson on 0431 234 282 for an inspection.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provide 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 DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 1TXKGTV              |
| Property Type | House                |
| Land Area     | 727 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |

**Kate Hutchinson 0431 234 282**

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