

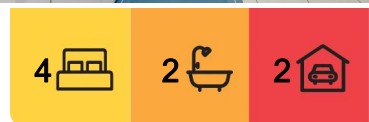


Coral Cove, 18 McCallum Close

STRATEGIC INVESTMENT AWAITS: HIGH POTENTIAL & GREAT LOCATION

Welcome to 18 McCallum Close, nestled in the secure, peaceful, and exclusive gated community of Coral Cove. This stunning property offers the perfect combination of modern convenience and spacious open-plan living, just a short stroll from breathtaking coastal views and the community's exceptional amenities.

As you step inside, you'll immediately feel the flow of the home, leading you seamlessly into the inviting living area. The space is both generous and cozy, with both air conditioning and a ceiling fan ensuring year-round comfort for you and your family. Just off the living area is the well-appointed kitchen, featuring a wraparound bench, dishwasher, electric stove, oven, and a walk-in pantry —making meal prep effortless and enjoyable. The kitchen flows effortlessly into the dining area, which offers incredible versatility. The spacious layout provides the perfect opportunity to create two distinct areas: one side could serve as a formal dining room, while the other could be transformed into a cosy



For Sale
Offers Above \$675,000

View
ljhooker.com.au/1TF2GTV

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

Jonathon Olsen
0409 534 533
jolesen@ljhookerbundaberg.com.au



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(07) 4131 8000

study nook or reading corner.

Step through the sliding security door and into the expansive alfresco area—an entertainer's dream! Picture yourself hosting summer barbecues with friends and family under the stars or enjoying a quiet evening watching the sunset in your private outdoor retreat. The large backyard provides even more potential for creating your own backyard oasis, with plenty of room for a garden, play area, or even a fire pit for those cooler nights.

As you continue through the home, you'll find the laundry room and the well-designed bathroom, which features a relaxing bathtub—perfect for unwinding after a long day. The separate toilet offers added convenience, allowing for dual usage during busy mornings. All four bedrooms are carpeted, equipped with built-in robes, ceiling fans, and air conditioning for optimal comfort. The master suite is a true retreat, complete with a private ensuite for added privacy and convenience—the ideal escape after a long day. The double garage provides ample space for two vehicles, and with additional built-in shelving, there's plenty of room for storing seasonal items and personal belongings.

With its spacious design, excellent features, and prime location in the highly sought-after Coral Cove community, 18 McCallum Close offers everything you need for a comfortable and luxurious lifestyle. Whether you're hosting friends in the expansive alfresco area, relaxing in your private sanctuary, or enjoying the nearby coastal views, this home provides the perfect balance of functionality and style.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Spaces: 2
- Living Spaces: 2
- Land Size: 612m²
- Gated Community with Pool: Yes

KEY FEATURES:

- Located in the secure and peaceful gated community of Coral Cove
- Expansive alfresco area ideal for entertaining or quiet relaxation
- Large backyard with potential for a garden, play area, or fire pit
- Four carpeted bedrooms, all with built-in robes, ceiling fans, and air conditioning
- Master bedroom with ensuite for added privacy and convenience
- Double garage with space for two vehicles and built-in shelving for extra storage
- Close proximity to coastal views and community amenities

RATES: Approx. \$1650 per half year (excluding water)

BODY CORPORATE: Approx. \$1850 Per Annum

OCCUPANCY: Currently tenanted at \$680 Per Week until 14/01/26

RENTAL APPRAISAL: Approx. \$700 - \$750 Per Week

DISTANCE TO FACILITIES (APPROX):

- *Coral Cove Convenience Store: 0.3km
- *Coral Cove Golf Club: 1.0km
- *Bargara Central Shopping Centre and more: 11.5km
- *Bundaberg CBD: 17.5km



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*Bargara State School: 10.7km

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.

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More About this Property

Property ID	1TF2GTV
Property Type	House
Land Area	612 m2
Including	Air Conditioning Built-in-Robes Fully Fenced

Kate Hutchinson 0431 234 282

Sales Manager | khutchinson@ljhookerbundaberg.com.au

Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | jolsen@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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