



LJ Hooker



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## Coral Cove, 3 Davin Place

A RARE SLICE OF PARADISE - HALF AN ACRE  
MOMENTS FROM THE SHORE

Nestled in the stunning and serene neighborhood of Coral Cove, 3 Davin Place offers the perfect blend of coastal sanctuary and modern living. From the moment you enter, you'll be greeted by open, airy walkways and soaring 2.74m (9ft) high ceilings, making everyone feel at ease from the first step inside.

To the left, you'll discover the media room, a spacious yet cozy area ideal for creating your own private movie night experience. Picture enjoying the big footy game with family and friends, all while staying cool with the comfort of ceiling fans and air conditioning. Opposite the media room is a carpeted spare bedroom, offering the flexibility to be used as a private office or study space. At the heart of the home, the open-plan dining and kitchen area creates a welcoming space. The kitchen is a chef's dream, featuring a large island bench, additional space for kitchen appliances, a dishwasher, stove, oven, and a walk-in pantry. The layout ensures that while the kitchen is in use, you remain connected to the action in



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the living area - making it ideal for family gatherings or hosting guests.

The thoughtful design of this home ensures the bedrooms and bathrooms are privately separated from the main living areas. Down the hallway, you'll find access to the spacious two-car garage with an electric roller door, as well as two generously sized carpeted bedrooms, each equipped with ceiling fans (one also includes air conditioning). Adjacent to these rooms are the main bathroom and laundry, with a separate toilet located between the two for added privacy and convenience. The laundry boasts ample bench space, a drying rack, and sliding door access to the side of the home.

At the far end of the hallway, you'll find the main bedroom, a true retreat. This generously sized room features access on both sides of the bed to a spacious walk-in wardrobe with various closet space for your belongings. The stunning ensuite is designed to offer a spa-like experience, with a his and hers sink and a luxurious spa bath, making it the perfect place to unwind after any occasion. Step outside from the living room through expansive sliding doors and discover the covered alfresco area - a perfect space to entertain guests or relax in privacy. Imagine enjoying a delicious platter outdoors or hosting BBQs with loved ones.

At the rear of the property, you'll enjoy half an acre of space, ready to be transformed into your personal sanctuary. A vine-covered pergola, featuring various fruit-bearing plants, creates a tranquil spot hidden in the garden corner - ideal for hosting friends and family or enjoying peaceful moments alone. Adjacent to this space, a three-vehicle shed with an attached carport ensures plenty of storage and space for your caravan, trailer, or boat. This expansive backyard has incredible potential and is perfect for any occasion. The property is fully fenced, with a convenient gate providing access to the backyard, allowing for easy entry and exit.

This beautiful home offers a perfect blend of family-friendly design, ample living space, and private outdoor areas. Whether you're looking to entertain, unwind, or enjoy the coastal lifestyle, 3 Davin Place is the ideal family home.

#### AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Spaces: 5
- Land Size: 2061 m2
- Ensuite: Yes
- Media Room: Yes
- Air Conditioning: Yes
- Ceiling Fans: Yes (all bedrooms)

#### KEY FEATURES:

- Dwelling Size: 252m2 under roof
- 2.74m (9ft) high ceilings
- 5,000 litre colourbond slimline tank on house (plus 5,000 litre round tank on shed)
- 6m x 9m Ranbuild Shed (powered) with 6m x 3m lean-to
- Solar Power - 10.44KW Solar Grid Connect System + Solar HWS (Solar Hart-tank on ground)
- 3.1m x 3.8m Greenhouse



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- 6m x 3m trellised Alfresco area (Vineyard) + 5.2m x 4.1km concreted seating area with bar
- 18m<sup>2</sup> (4m x 4.5m) Outdoor Area
- Brand new carpet installed throughout bedroom 4 & cinema room (rest of the house carpet had been replaced 2 years ago)
- Recently repainted inside & out
- Established Variety of Fruit Trees (grape vines x8 - different varieties), olives x5 (different varieties), blood orange, navel orange, mandarin, avocado, soursop, Tahitian lime, bush lemon, & tropical plum)
- Spacious Media Room & Room with Potential for Private Office, Study, or Additional Bedroom
- Convenient built-in cupboard space in the hallway, cleverly concealed behind sliding doors, offering additional storage
- Main bedroom featuring a spacious walk-in wardrobe & Ensuite with his and hers sinks and a luxurious spa bath, (installed with brand new 1HP pump)
- Covered alfresco area, perfect for outdoor entertaining or relaxing
- Half-acre backyard with potential for transformation
- Three-vehicle shed with attached carport for caravan, trailer, or boat storage (plus additional lock-up shed on side of property)

**DISTANCE TO FACILITIES (APPROX):**

- \*Coral Cove Convenience Store: 0.7km walk
- \*Coral Cove Golf Club: 0.7km walk
- \*Bargara Central Shopping Centre and more: 11.2km
- \*Bundaberg CBD: 18.8km
- \*Bargara State School: 10.4km

**RATES:** Approximately \$1896 per half year (excluding water)

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Jennifer Candy on 0412 103 410 to arrange your private inspection.

**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.



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## More About this Property

<b>Property ID</b>	1TE5GTV
<b>Property Type</b>	House
<b>Land Area</b>	2061 m2
<b>Including</b>	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

### Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | [jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

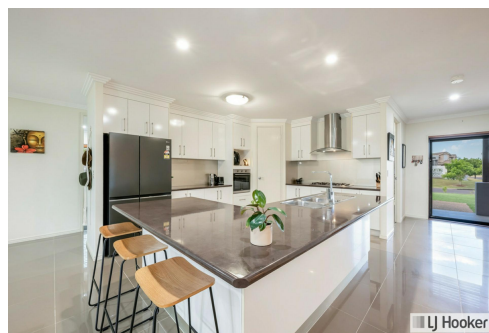
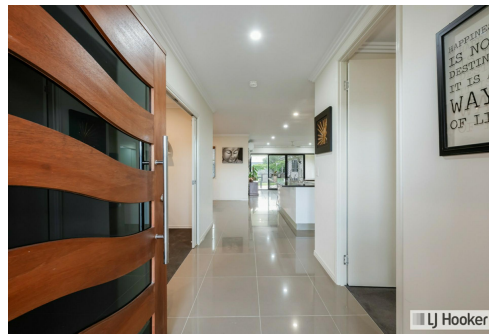
### Jennifer Candy 0412 103 410

Sales Consultant | [jcandy@ljhookerbundaberg.com.au](mailto:jcandy@ljhookerbundaberg.com.au)

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