







3 Cotton Tree Court, Innes Park

BIG ON SPACE, CLOSE TO THE COAST

Positioned on a generous 1,020m² block in a quiet cul-de-sac, 3 Cotton Tree Court offers relaxed coastal living just minutes from the ocean. Established gardens, expansive outdoor entertaining areas and plenty of space create an inviting setting to enjoy the laid-back Innes Park lifestyle.

Inside, the home has been designed with family living in mind, offering four comfortable bedrooms, each with built-in wardrobes and ceiling fans. The master retreat is a welcoming space to unwind, complete with a walk-in robe and ensuite featuring his-and-hers showers. The fourth bedroom is currently used as a home office, while the main bathroom includes a full-size bath for the family.

At the heart of the home, the kitchen overlooks the combined lounge and dining area as well as the outdoor entertaining space, making it easy to stay connected with family and guests. Five-burner gas cooking and a dishwasher cater to everyday meals and entertaining, while a separate lounge room offers another space to relax.

Outdoor living is a standout feature, with bifold stacker doors opening from the living area onto the impressive 12m x 4m Merbau deck and

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FOR SALE
Offers Above $979,000

VIEW
Sat 14th Nov @ 12:30PM - 1:00PM

AGENTS

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creating an easy flow between inside and out. With a built-in BBQ and a pond incorporated into the deck, it's a wonderful setting for entertaining or simply relaxing outdoors. An established mature hedge adds privacy, while additional seating areas throughout the garden offer more places to enjoy the surrounds.

Beyond the deck, the established grounds offer plenty of space to enjoy the outdoors, with a vegetable garden, nursery and room to make the most of the level block. Dual side access provides entry from both sides of the property, with plenty of room to accommodate a caravan, boat, trailer or other larger vehicles. An additional garden shed, discreetly positioned within the herb garden, provides handy storage for gardening equipment and tools.

The attached double garage features an electric roller door, internal access to the home and large built-in storage.

The 8m x 9m shed is a standout in its own right, offering room for a workshop, projects and the gear that comes with an active coastal lifestyle. It has 15-amp power, air conditioning and a bathroom, while the loft-style area provides additional space for hobbies, storage or a dedicated retreat. Whether you need somewhere to work on a project or simply want room to spread out, it's a valuable addition to the property.

With the Innes Park coastline close by and room to enjoy both inside and out, 3 Cotton Tree Court brings together comfort, functionality and relaxed coastal living.

AT A GLANCE:
- Bedrooms: 4
- Bathrooms: 3
- Car Accommodation: 2
- Side Access: Dual side access with room for caravan, boat or trailer
- Shed: 8m x 9m with workshop, bathroom, air conditioning and loft-style area
- Additional Storage: Garden shed
- Land Size: 1,020m2
- Air Conditioning: Yes
- Solar: Yes

RATES: Approximately $1,680 per half year, including water
OCCUPANCY: Owner Occupied

KEY FEATURES:
- Four bedroom, three bathroom brick home close to the ocean
- 12m x 4m Merbau deck
- 8m x 9m shed with 15-amp power, air conditioning, workshop, bathroom and loft-style area
- Dual side access with room for a boat, van or trailer
- Additional garden shed within the established herb garden
- Multiple outdoor seating areas
- Established gardens, vegetable garden and nursery
- Double attached garage with built-in storage and backyard access
- Exterior blinds
- Water tank

DISTANCE TO FACILITIES (APPROX):
- Bundaberg CBD: 15 km
- Bundaberg Base Hospital: 17 km
- Bundaberg Airport: 19 km
- Bargara Central: 6.3 km
- Innes Park Reserve: 2.3 km
- St Luke's School: 12 km
- Public transport: 50 m

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The property can only be truly appreciated upon inspection. To arrange your private viewing, please contact Exclusive Listing Agents Kate Hutchinson on 0431 234 282 or Jonathon Olsen on 0409 534 533.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office, the Agent and Vendor 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 to determine whether or not this information is in fact accurate.

MORE DETAILS

Property ID	1UU1GTV
Property Type	House
Land Area	1020 m2
Including	Air Conditioning
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Grey Water System
	Water Tank











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