

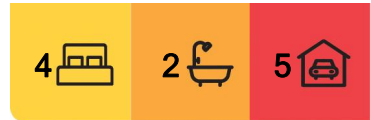


Innes Park, 44 Sextant Drive TRANQUIL COASTAL SANCTUARY

Introducing 44 Sextant Drive, Innes Park - a coastal paradise perfectly designed for luxurious living and entertaining. This architecturally crafted split-level residence boasts impeccable presentation and a prime location, just a short 5-minute drive from the stunning Bargara Beach. Nestled on a generous 2,681m² block, the house is positioned, elevated at the rear of the property offering privacy and views.

This property offers tranquillity and space, making it ideal for those seeking the ultimate coastal lifestyle.

Upon entering, you'll be greeted by a meticulously landscaped yard and a captivating in-ground pool, setting the tone for the luxury that awaits within. Step inside to discover a spacious open-plan living, kitchen, and dining area adorned with high ceilings and plantation shutters, seamlessly flowing out to the outdoor entertaining space. Entering the outdoor entertaining area, you are greeted with unique breathtaking views of the pool and



For Sale
Offers Over \$1,195,000

View
ljhooker.com.au/1SMTGTV

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



LJ Hooker Bundaberg
(07) 4131 8000

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

countryside in the distance. The gourmet kitchen features stone benchtops, European appliances, and ample storage, catering to the needs of any home chef.

The master suite is a haven of comfort, boasting a walk-through robe, air conditioning, and a luxurious ensuite with floor-to-ceiling tiles and his-and-her basins. Three additional queen-sized bedrooms and a home office offer versatility and space for the whole family. Outside, a powered 3-bay shed provides ample storage for vehicles and tools, while a 5kw solar system and town water plus large rainwater tank contribute to energy efficiency and sustainability. Enjoy evenings by the firepit or take a stroll through the landscaped gardens with a variety of fruit trees.

With its blend of quality craftsmanship, modern amenities, and breathtaking coastal surroundings, this property offers a lifestyle beyond compare. Don't miss your chance to own a piece of coastal paradise in Innes Park. Schedule your private viewing today!

HOUSE ATTRIBUTES:

- *4 Generous-Sized Bedrooms and 2 stunning bathrooms
- *2 Stunning Bathrooms - Ensuite off the Main Bedroom
- *6-year-old Construction with Modern Living Experience
- *Includes a 5kw Solar System & Town Water
- *Open-Plan Living, Kitchen & Dining Space Overlooking the Pool
- *Stone Benchtops, Smeg Appliances, Room for Large Plumbed Fridge
- *Extra-Large Dining Room with Bifold Doors to Outdoor Entertaining Area
- *Features Plantation Shutters, High Ceilings, Stone Benchtops & European Appliances
- *Floor-to-Ceiling Tiles in Bathrooms, including a Bath Tub
- *Parking for 4 cars, Ideal for Guests or Boats/Caravans

PROPERTY FEATURES:

- *Immaculate Presentation & Magnificent Coastal Location
- *Situated on a Generous 2,681m² Parcel of Land
- *Features a Refreshing Saltwater Pool
- *Powered 3-Bay Shed & Double Garage with Epoxy Flooring
- *Shade House & Rainwater Tank Ideal for Topping Up the Pool
- *Town Water and Landscaped Gardens with Fruit Trees
- *Rare Opportunity for Coastal Lifestyle in Innes Park
- *Short 5-minute Drive to Bargara Beach & 3 Minutes to Innes Park Inlet
- *Fire Pit for Those Cold Nights with a Glass of Red Wine Overlooking the Well-lit Pool

RATES: \$1,400 per Half Year (including water) approximately

DISTANCE TO:

- Bargara CBD: 2.1km
- Bundaberg Christian College: 4.9km
- Woongarra State School: 5.03km
- Shopping Centre: 6.1km
- Bargara Esplanade: 6.2km
- Bundaberg CBD: 13.3km

This property is a MUST to inspect, to inspect, please call Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 to register your exclusive and private inspection.



LJ Hooker Bundaberg
(07) 4131 8000

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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	1SMTGTV
Property Type	House
Land Area	2681 m ²
Including	Ensuite

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



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Bundaberg
(07) 4131 8000**