



Kalkie, 11 Limpus Crescent

ELEVATED FAMILY LIVING OR INVESTMENT OPPORTUNITY - WITH EXPANSIVE TIMBER DECK

Set in the highly desirable neighbourhood of Kalkie, 11 Limpus Crescent offers the perfect blend of comfort, convenience, and potential—a home where new memories can be made, and new stories can unfold. With an elevated position that captures both the charm of the area and the promise of easy living, this property is an ideal choice for families or investors alike.

The front porch welcomes you, offering a relaxing space to unwind after a busy day. Upon entering, you'll be greeted by a seamless flow into the spacious living room, designed for comfort with both air conditioning and a ceiling fan to keep you cool year-round. This well-connected space flows effortlessly into the kitchen and dining area, creating a wonderful central hub for everyday living. The kitchen features a generous wrap-around bench, oven, stove, and plenty of cupboard space, making mealtime a breeze. Sliding door access from the kitchen leads to a two-car garage with roller doors and high ceilings, ensuring your



For Sale
Offers Above \$620,000

View
ljhooker.com.au/1TF0GTV

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LJ Hooker Bundaberg
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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.

vehicles and belongings are safely stored out of sight, offering both convenience and security.

Down the hallway, you'll discover three generously sized bedrooms, each with ceiling fans and built-in robes, providing ample storage space and comfort. The main bathroom, located at the end of the hallway, is well-positioned across from the laundry and features a separate toilet for added convenience. The laundry also provides access to the alfresco area, perfect for easy outdoor entertaining or relaxation. The main bedroom is a true retreat, offering plenty of space and a private attached area that leads to the ensuite. Sliding door access from the main bedroom opens onto the alfresco area, creating a peaceful flow between indoor and outdoor living spaces.

The alfresco area is a standout feature of this home, with an expansive hardwood timber deck that provides the perfect setting for entertaining. Whether you're hosting family and friends for a casual get-together, enjoying the footy, or playing a round of pool with drinks and platters in hand, this space truly shines as an entertainer's dream. But it doesn't stop there —the property offers an expansive backyard with endless possibilities to create your dream outdoor space. A lock-up shed provides additional storage for garden tools and seasonal belongings, keeping everything neat and organized.

11 Limpus Crescent offers more than just a home —it provides a lifestyle of comfort, convenience, and potential. Whether you're looking for a family haven to create lasting memories or a solid investment with great future prospects, this property ticks all the boxes.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 2
- Hardwood Timber Deck
- Ceiling Fans: Yes
- Air Conditioning: Yes

KEY FEATURES:

- Elevated position in the highly sought-after neighbourhood of Kalkie
- Relaxing front porch for unwinding after a busy day
- Two-car garage with roller doors and high ceilings for secure storage
- Expansive hardwood timber deck alfresco area, perfect for entertaining
- Large backyard with potential for transformation
- Lock-up shed for garden tools and seasonal items
- Ideal for family living or investment opportunity

DISTANCE TO FACILITIES (APPROX):

- St Lukes Anglican School: 1.5km
- Bargara Esplanade Turtle Park: 9.0km
- Bundaberg East State School: 3.0km
- Eastside Little Learners: 2.0km
- Kepnock State Highschool: 4.5km
- Bundaberg CBD: 4.9km
- Bundaberg Base Hospital: 6.9km



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RATES: Approximately \$1750 per half year (plus water)

OCCUPANCY: Currently tenanted at \$600 Per Week until 23/05/2025

RENTAL APPRAISAL: \$620 - \$650 Per Week

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	1TF0GTV
Property Type	House
Land Area	733 m2

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