



3 McRobbie Court, Kalkie

SECURE INCOME AND FAMILY APPEAL IN A QUIET CUL DE SAC

Positioned in a quiet cul-de-sac in the popular suburb of Kalkie, 3 McRobbie Court presents an appealing opportunity for investors seeking an established brick home with a long-term tenancy already in place. Providing an existing income stream while offering the practical layout, outdoor space and convenience that continue to appeal to family tenants.

Constructed in brick and thoughtfully laid out, the home features four bedrooms, two bathrooms and a single lock-up garage. The spacious kitchen offers plenty of room for everyday cooking and family living, while the air-conditioned lounge provides a comfortable place to unwind. Ceiling fans throughout add to the home's everyday comfort, with the master bedroom also benefiting from its own air conditioning and a practical ensuite.

Outside, the covered entertaining area creates a welcoming space to relax or gather with family and friends, overlooking the established backyard. Double gates provide convenient access to the rear yard, while a garden shed offers additional storage. The established

4 2 1

FOR SALE
\$695,000

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.



gardens and outdoor spaces further complement the home's family-friendly appeal.

Importantly for investors, the property is currently occupied by tenants who take great care of the home, helping maintain its presentation and appeal. With the existing lease providing ongoing rental income, the next owner can step into an established investment rather than starting from scratch.

Conveniently located close to local amenities, schools and everyday essentials, this is a well-rounded property combining a practical family layout, low-maintenance brick construction and an established tenancy in a popular residential setting.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 1 lock-up garage
- Construction: Brick
- Land Size: 636m²
- Year Built: 1996
- Air Conditioning: Yes, master bedroom & lounge
- Fully Fenced: Yes

RATES: Approximately \$2,195 per half year, excluding water

OCCUPANCY: Currently tenanted at \$655 per week

RENTAL APPRAISAL: \$650—\$680 per week

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 5.5km
- St Luke's Anglican School: 2.5km
- Kalkie State School: 3.6km
- Bundaberg Base Hospital: 7km
- Hinkler Central Shopping Centre: 6.3km
- Bundaberg Airport: 12km

This is must to add to the investment portfolio, to arrange your private viewing, please contact Exclusive Listing Agent Kate Hutchinson on 0431 234 282 or Jonathon Olsen on 0409 534 533.

Disclaimer: The information provided has been supplied to LJ Hooker by the Vendor and other sources. While care has been taken in its preparation, the Office, Agent and Vendor do not guarantee its accuracy or completeness. Interested parties should make their own independent enquiries.

MORE DETAILS

Property ID	1UV8GTV
Property Type	House
Land Area	636 m2
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

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