



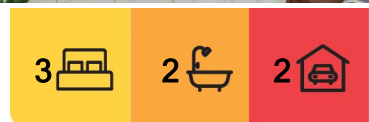
## Kalkie, 5 Stuckey Drive

### IMMACULATE HOME CLOSE TO LOCAL AMENITIES

Nestled on an elevated block in the serene and sought-after neighborhood of Kalkie, 5 Stuckey Drive offers the ideal blend of tranquility and convenience, making it the perfect family home or investment opportunity. This charming residence is surrounded by lush greenery and vibrant plants, creating a welcoming entrance that immediately makes you feel at home.

As you enter the property, you'll be greeted by a cozy entrance, whether you choose to come through the front door or the two-car garage. The spacious living room provides a comfortable retreat, with carpeted floors, air conditioning, and a ceiling fan to keep you comfortable year-round. The thoughtful design ensures the area remains private and contained when in use, making it an ideal spot to unwind.

At the heart of the home lies the open-plan dining and kitchen area, equipped with air conditioning and ceiling fans are provided to enhance your comfort. While the kitchen itself



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**(07) 4131 8000**

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is a chef's dream, featuring an electric stove, oven, and a wrap-around bench that makes meal preparation a breeze. Positioned centrally, this space offers easy access for everyone.

The three bedrooms are all carpeted, with ceiling fans and built-in wardrobes, providing ample storage and ensuring a restful environment. The main bedroom boasts its own private ensuite and air conditioning, offering both comfort and privacy. The main bathroom is conveniently located near the bedrooms and living areas, ensuring accessibility for the whole family. An additional storage cupboard between two of the bedrooms and adjacent to the laundry provides a practical space for seasonal wear and extra belongings.

The laundry itself is generously sized, with a separate toilet for added convenience, and direct access to the side of the home. Step outside and discover an enchanting garden that wraps around the property, leading to a secluded alfresco area —perfect for entertaining guests or simply enjoying a moment of peace. With sliding door access from the kitchen/dining area, this covered space ensures comfort during all seasons. The garden even features a stunning greenhouse and side gate access to the front offers ease of entry. With its versatile layout, ample storage options, and seamless flow between indoor and outdoor spaces, 5 Stuckey Drive is the perfect blend of family-friendly living and investment potential.

#### AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 2
- Car Accommodation: 2
- Ensuite: Yes
- Air-conditioning: Yes (main bedroom, dining, living)
- Ceiling Fans: Yes (all bedrooms, living, dining)
- Solar: Yes

#### KEY FEATURES:

- Elevated block in the quiet neighborhood of Kalkie
- Close to local amenities for convenience
- Kitchen equipped with electric stove, oven, and wrap-around bench
- Additional storage cupboard for seasonal wear and unused belongings
- Greenhouse
- Covered alfresco area
- Private and secluded outdoor space, perfect for entertaining or relaxation
- Side gate access to the front of the property
- Tiled roof and brick exterior
- Installed battens in ceiling for air flow
- Most lights are LED
- Ideal for families or as an investment opportunity

#### DISTANCE TO FACILITIES (APPROX):

- St Lukes Anglican School: 1.8km
- Bargara Esplanade Turtle Park: 11.0km
- Bundaberg East State School: 3.0km
- East Side Little Learners: 2.0km
- Kepnock State Highschool: 4.6km



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- Bundaberg CBD: 6.1km
- Bundaberg Base Hospital: 6.8km

RATES: Approximately \$1800 per half year (including water)

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.

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

<b>Property ID</b>	1TDTGTV
<b>Property Type</b>	House
<b>House Size</b>	162 m2
<b>Land Area</b>	601 m2
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

**Kate Hutchinson 0431 234 282**

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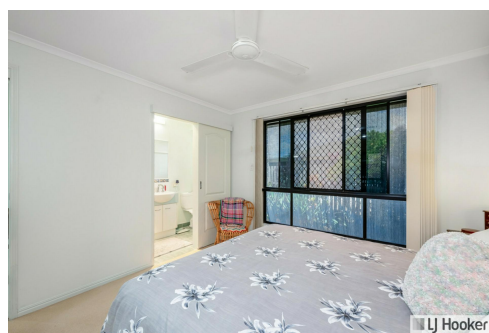
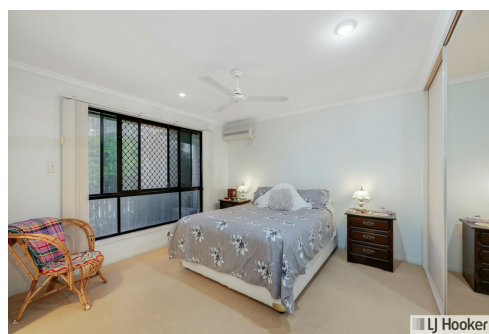
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## Floor Plan of 5 Stuckey Dr, Kalkie



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.