



Kalkie, 8 Alison Drive

DUAL LIVING - MAXIMISE YOUR FUTURE INVESTMENT POTENTIAL!

Welcome to 8 Alison Drive, Kalkie-an exceptional property that caters to a variety of lifestyles, making it the perfect home for anyone from extended families to savvy investors and those seeking an ideal Airbnb retreat. This thoughtfully designed residence is cleverly divided into two distinct living spaces, offering both privacy and functionality.

The main residence boasts three spacious bedrooms, each featuring built-in wardrobes, plush carpet, and ceiling fans, providing a cozy atmosphere for relaxation. The master suite stands out with air conditioning, a generous walk-in robe, and a private ensuite, creating a tranquil sanctuary. The open-plan living area is designed for comfort and socializing, effortlessly connecting to an outdoor entertaining space, ideal for hosting family gatherings or enjoying quiet evenings. The expansive yard with side access offers endless possibilities for gardening, play, or even an outdoor lounge area.



For Sale
Offers Over \$699,000

View
ljhooker.com.au/1T23GTV

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The secondary unit mirrors the main home's charm with two inviting bedrooms, perfect for guests, older children, or as a rental space. Each bedroom is equipped with built-in robes and ceiling fans, while the air-conditioned open-plan kitchen, living, and dining area opens to a fully fenced backyard-ideal for private outdoor entertaining or a safe play area for children.

With each unit featuring its own front entrance, garage, and separately fenced yard, 8 Alison Drive ensures complete privacy for all occupants. This property isn't just a home; it's a versatile investment that accommodates your family's needs while providing excellent rental potential. Whether you envision a multi-generational living arrangement, a dynamic rental opportunity, or a serene getaway, 8 Alison Drive is a must-see that truly has it all!

PROPERTY FEATURES:

- The main home has three bedrooms, 2 bathrooms and open plan kitchen, dining and living areas with a back patio overlooking the fully fenced backyard and single garage.
- The secondary dwelling has two bedrooms, 1 bathroom and open plan kitchen, dining and living areas with a back patio area overlooking the fully fenced backyard with a single garage.
- Air conditioning in Kitchen, living & dining area along with the main bedrooms
- Side access along the left side of the property
- Ceramic cooktops in the kitchen with ample storage
- Tiled flooring throughout with carpeted bedrooms
- Built in cupboards in all bedrooms

AT A GLANCE:

- Bedrooms: 5 (A: 3 bedrooms B: 2 bedrooms)
- Bathrooms: 3 (A: 2 bathrooms B: 1 bathroom)
- Car Accommodations: 2
- Block Size: 697m²

RATES: \$2600 per half year (approx.) INC water.

OCCUPANCY: Currently Tenanted returning \$700 Per Week as Combined Living

RENTAL APPRAISAL: Potential to let as individual units -

- Unit A: \$500 - \$520 Per Week
- Unit B: \$400 - \$450 Per Week

DISTANCE TO FACILITIES:

- Kalkie Convenience Stores - 1.2km
- St Lukes Anglican School - 1.4km
- Kalkie State Primary School - 2.6km
- Kepnock State High School - 4.4km
- Bundaberg CBD - 5.0km
- Friendlies Society Private Hospital - 5.4km

This dual-living home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Dylan Macnamara on 0422 929 854.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office



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More About this Property

Property ID	1T23GTV
Property Type	House
Land Area	697 m ²

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