



2/14 Georgia Terrace, Kalkie

NEWLY SUBDIVIDED DUAL- OCCUPANCY UNIT IN A QUIET KALKIE POCKET

Located in the popular suburb of Kalkie, this contemporary unit forms one side of a dual-occupancy that has recently been subdivided, creating a rare and exciting opportunity in this pocket of the area. Built in 2017 and set within a quiet, well-maintained environment, the unit is part of a newly established body corporate and showcases modern finishes with easy, low-maintenance living. With strong future appeal, this type of property is seldom offered to the market in this pocket of Kalkie and is ideally suited to investors, downsizers or first-home buyers.

The light-filled open-plan living and dining area is welcoming and well designed for comfortable, everyday living, flowing seamlessly to a private outdoor space ideal for relaxing or entertaining. The kitchen is both practical and stylish, offering quality appliances, generous bench space and ample storage while overlooking the living area.

Both bedrooms are well sized and include built-in wardrobes, with air-conditioning to the master bedroom and living area for year-round comfort. The bathroom is neat and well presented, with combined

2 1 1

FOR SALE

Offers Above \$450,000

AGENTS

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AGENCY

LJ Hooker Bundaberg

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Interested parties must rely solely on their own enquiries.

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toilet. Outside, a private courtyard and low-maintenance backyard of approximately 133sqm provides a quiet space to unwind, while a single lock-up garage with internal access completes this tidy, easy-care unit.

With low body corporate fees, a modern build, and a unique dual-occupancy structure, this property stands out as a smart lifestyle or investment choice. Located close to schools, parks, shops, and just minutes from Bundaberg's CBD and the coastline, it delivers convenience without compromising on peace and privacy.

AT A GLANCE:

- Bedrooms: 2
- Bathrooms: 1
- Car Accommodation: 1 (single lock-up garage)
- Backyard Size: Approx. 133sqm
- Air-conditioning: Yes (master bedroom & living area)
- Year Built: 2017
- Body Corporate: Newly structured & includes Building Insurance

KEY FEATURES:

- Newly subdivided dual-occupancy unit
- First body corporate structure of its kind in Kalkie
- Open-plan living and dining with natural light
- Functional modern kitchen with quality appliances
- Two generous bedrooms with built-in wardrobes
- Private outdoor courtyard/patio
- Ideal for investors, downsizers, or first-home buyers

RATES: Approximately \$1,800 per half year (excluding water)

RENTAL APPRAISAL: \$475 - \$500 per week

OCCUPANCY: Vacant Possession

BODY CORPORATE FEES: Approximately \$96 per week (including Building Insurance)

LOCATION HIGHLIGHTS (APPROX.):

- Bundaberg CBD: 4.6km
- Bundaberg Base Hospital: 5.7km
- Bargara: 9.7km
- St Luke's Anglican School: 2.3km
- Kalkie State School: 3.0km
- Hinkler Central Shopping Centre: 4.9km

The property can only be truly appreciated upon inspection, contact Exclusive Listing Agent, Kate Hutchinson on 0431 234 282 or Jennifer Candy 0412 103 410.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provide 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 DETAILS

Property ID 1U48GTV
Property Type Unit
House Size 104 m2
Land Area 237 m2

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