



103 Clive Crescent, Kepnock




PRIME KEPNOCK POSITION ON SOUGHT-AFTER CLIVE CRESCENT

Positioned in one of Kepnock's most sought-after pockets, this solid four-bedroom brick home on popular Clive Crescent presents an outstanding opportunity for both investors and owner-occupiers alike. Known for its strong appeal, quiet surrounds, and proximity to everyday conveniences, this is a location that continues to perform.

Offering a functional layout with modernised updates, the home delivers a comfortable and low-maintenance lifestyle. Vinyl plank flooring flows throughout, complemented by a neutral colour scheme that creates a fresh, cohesive feel from the moment you step inside.

At the heart of the home, the well-appointed kitchen provides ample cupboard and bench space, soft-closing drawers, and quality Westinghouse appliances, including a dishwasher. Overlooking the combined meals and family area, this central hub is designed for easy living and effortless connection.

The home comprises four well-sized bedrooms, three featuring built-in wardrobes. The master bedroom includes air conditioning, while

4  1  2 

FOR SALE
Offers Above \$735,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

ceiling fans and security screens are fitted throughout for year-round comfort and peace of mind.

The bathroom is practical and well-designed, complete with a full-sized bathtub, separate shower, and a separate toilet, ideal for busy households.

Stepping outside, a fully fenced backyard, offering a great space for relaxing or entertaining. An extra-large garden shed provides excellent additional storage, while the property also features one single lock-up garage and a single carport. Additional driveway parking access further enhance functionality.

Clive Crescent is widely regarded as one of Kepnock's most desirable streets, appreciated for its quiet setting and strong sense of community. Whether you're looking to move in or secure a quality property in a proven location, this home offers flexibility, comfort, and long-term appeal.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 1
- Car Accommodation: 2 + additional off-street parking
- Air-conditioning: Yes
- Ceiling Fans: Yes
- Fully Fenced: Yes
- Land Size: 668m²

RATES: Approx. \$2,178 Per Half including Water

OCCUPANCY: Currently Tenanted at \$660 Per Week

RENTAL APPRAISAL: \$680 - \$700 Per Week

KEY FEATURES:

- Solid brick home in sought-after Kepnock location
- Modernised interior with vinyl plank flooring throughout
- Functional kitchen with quality Westinghouse appliances
- Open-plan kitchen, meals, and family area
- Built-in wardrobes to three bedrooms
- Bathroom with separate shower, bathtub, and separate toilet
- Security screens and ceiling fans throughout
- Covered outdoor area overlooking private backyard
- Two single lock-up garages (one with remote and internal access)
- Additional driveway parking and carport access
- Extra-large garden shed for storage

DISTANCE TO FACILITIES (APPROX):

- Kepnock State High School: 850m
- Kepnock Primary School: 1.6km
- Bundaberg CBD: 4.8km
- Hinkler Central Shopping Centre: 5.2km
- Bundaberg Base Hospital: 6.3km
- Bundaberg Airport: 6.8km
- Bargara Beach: 13.5km

A property that balances lifestyle, location, and long-term potential, this is an opportunity not to be missed. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 to arrange your inspection.

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 1UEEGTV
Property Type House
Land Area 668 m2
Including Air Conditioning
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced

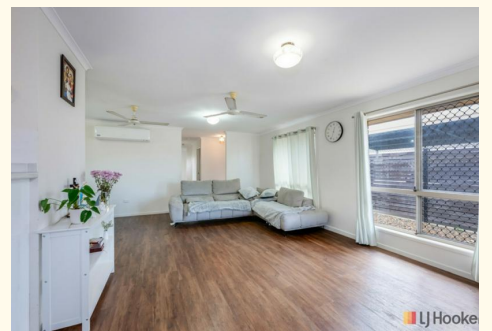
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