



36 Baker Street, Kepnock

RENOVATE, REFRESH AND REAP THE REWARDS

Located in the ever-popular suburb of Kepnock, this home offers a solid combination of space, convenience, and long-term potential. Positioned close to schools, public transport, and a local corner store, it's an appealing option for families or tenants seeking a practical, well-located property.

Inside, the home provides four well-sized bedrooms, a mix of carpeted and timber flooring, and flexible living areas suitable for working or studying from home. The kitchen and separate living area with polished timber floors offer a functional foundation for everyday living.

The bathroom includes a shower over bath with a separate toilet, while the generous backyard delivers plenty of room for outdoor use and future improvements.

While the home is comfortable in its current condition, renovations and improvements will be required to restore it to its full potential. Both the kitchen and bathroom remain in their original condition, presenting an excellent opportunity for buyers to modernise and add value over time.

4 1 1

FOR SALE
SUBMIT ALL OFFERS

AGENTS

Jonathon Olsen
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AGENCY

LJ Hooker Bundaberg
(07) 4131 8000

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Homes in this sought-after pocket continue to attract strong interest - a great opportunity for buyers looking to add value or secure a reliable investment.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 1
- Car Accommodation: 1 (Car Port)
- Air-conditioning: Yes
- Zoning: Res A
- Flood Zone: Outside flood zone
- Fenced: Rear & Sides
- Roof: Replaced in 2025

RATES: Approx. \$2,000 Per Half Excluding Water
OCCUPANCY: Currently Tenanted at \$480 Per Week
RENTAL APPRAISAL: \$550 - \$600 Per Week

KEY FEATURES:

- Humble home with character appeal
- Spacious 837m2 block with plenty of potential
- Functional kitchen
- Single lock-up garden shed
- Generous yard space for vehicles, pets, or expansion
- Convenient central Kepnock location

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 4km
- Hinkler Central Shopping Centre: 3.3km
- Bundaberg Base Hospital: 5.2km
- Bundaberg Central State School: 3.9km
- Kepnock State High School: 0.75km
- Bundaberg Train Station: 4.3km
- Bundaberg Airport: 6.4km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal Jonathon Olsen on 0409 534 533.

Disclaimer: Photography of this property was taken prior to its current tenancy occupation and may not accurately reflect the property's current condition. Evidence of ageing and general wear and tear may be apparent upon 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 1UNHGTV
Property Type House
Land Area 837 m2

Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au

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