



LJ Hooker



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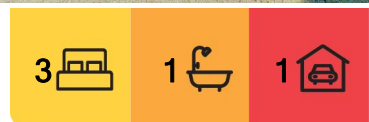
Keppnock, 7 Somers Street

A RENOVATOR'S DREAM WITH INVESTMENT UPSIDE

Tucked away in the peaceful, family-friendly neighbourhood of Kepnock, 7 Somers Street is more than just a house, it's a canvas for your next chapter. Whether you're a first-home buyer, savvy investor, or creative renovator, this property presents an incredible opportunity with space, privacy, and future potential all wrapped into one.

Set on a generous block, this home features three spacious, carpeted bedrooms, each equipped with built-in wardrobes and ceiling fans, offering comfort, convenience, and storage for the whole family. Whether it's room for the kids to grow or guest rooms ready to host, every space has been thoughtfully considered.

The layout flows effortlessly from the welcoming front sitting area, protected by a wraparound wall for added privacy. Head into the main living zone, where a large, carpeted lounge meets the open plan dining area, creating the perfect space to relax, unwind, or entertain. The heart of the home, the kitchen, doesn't disappoint, with a wraparound



For Sale
Offers Above \$515,000

View
By Appointment

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benchtop, gas cooking, ample cupboard storage, and plenty of bench space for prepping, plating, or just chatting over a cuppa.

The bathroom has been strategically placed to allow easy access from all areas of the home, featuring a large shower, spacious vanity, and a separate toilet cleverly located within the laundry room, a design choice that offers both privacy and functionality. The laundry itself is generously sized and includes a dedicated washing tub and external access to the rear yard and carport, keeping the mess out and the flow in.

Outside, you're met with a semi-concreted driveway (ideal for water drainage and character) that extends all the way to a gated double carport, offering secure off-street parking for multiple vehicles. Beyond that, the expansive backyard is brimming with possibility: from the fruiting passionfruit vine and mandarin tree to the lock-up shed, and the wide-open lawn - there's room for kids to run, pets to play, gardens to grow, or even future extensions (STCA). It's a space made for BBQs, backyard cricket, or simply soaking up the sun.

Whether you're looking for a move-in-ready home with room to grow, a high-yield rental, or a property with excellent renovation potential, 7 Somers Street offers it all.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 1
- Land Size: 756m²
- Air Conditioning:
- Ceiling Fans: Yes

KEY FEATURES:

- Located in a quiet, family-friendly Kepnock neighbourhood
- Three generously sized carpeted bedrooms with built-in wardrobes and ceiling fans
- Wraparound kitchen with gas stove, oven, ample cupboard and bench space
- Semi-concreted long driveway with ample off-street parking
- Gated double carport for secure vehicle storage
- Front sitting area with covered entry and privacy wall
- Large backyard with lock-up shed, passionfruit vine and mandarin tree
- Ideal for entertaining, gardening, or future extensions
- Suitable for families, investors, or renovators
- Close to schools, shops, and public transport

RATES: Approximately \$1760 per half year (excluding water)

RENTAL APPRAISAL: Approximately \$520 - \$550 per week

DISTANCE TO FACILITIES (APPROX):

- Kepnock State High School: 2.2km
- Bundaberg East State School: 4.5km
- Bundaberg CBD: 4.3km
- Kepnock Town Centre: 2.3km
- Hinkler Central Shopping Centre: 4.6km
- Bundaberg Base Hospital: 6.3km



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- Friendly Society Private Hospital: 5.5km

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, 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 to determine whether this information is in fact accurate.

More About this Property

Property ID	1TSXGTV
Property Type	House
Land Area	756 m2

Jonathon Olsen 0409 534 533

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Sales Consultant | jcandy@ljhookerbundaberg.com.au

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