






1/44 Greenwood Street, Kepnock

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PRIVATE LOW-MAINTENANCE LIVING WITH NO BODY CORPORATE FEES

FOR SALE
Offers Above \$420,000

AGENTS

Jonathon Olsen
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AGENCY

LJ Hooker Bundaberg
(07) 4131 8000

Positioned in a quiet and private complex of just two, this well-maintained 2-bedroom brick unit at 1/44 Greenwood Street, Kepnock presents an outstanding opportunity for first home buyers, downsizers, or investors seeking a comfortable, low-maintenance lifestyle without the added cost of body corporate fees.

Thoughtfully updated throughout, the home offers a fresh and inviting interior with a practical layout designed for easy living. The light-filled living and dining area flows seamlessly through to a functional kitchen, complete with ample storage and bench space to cater to everyday needs.

Both bedrooms are generously sized and feature built-in wardrobes and ceiling fans, while the main bedroom is further enhanced with air-conditioning, ensuring year-round comfort. The bathroom has been refreshed and is presented in neat, functional condition.

Stepping outside, you'll find a covered outdoor entertaining area—perfect for relaxing, hosting guests, or enjoying your morning coffee.

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 **LJ Hooker**

The fully fenced backyard is a standout feature, offering an impressive amount of space for a unit. Whether you have pets, enjoy gardening, or simply want extra outdoor room, this yard provides flexibility rarely found in similar properties.

Combining privacy, practicality, and convenience, this property is ideally located in sought-after Kepnock, just minutes from schools, shopping centres, and Bundaberg CBD. With minimal ongoing maintenance and no body corporate fees, this is a smart and affordable option for those looking to enter the market or expand their investment portfolio.

AT A GLANCE:

- 2 Bedrooms
- 1 Bathroom
- 1 Car Accommodation (covered)
- Generous yard space
- Ceiling fans in both bedrooms
- Air-conditioning to main bedroom
- Covered outdoor entertaining area
- Fully fenced backyard

KEY FEATURES:

- " Well-presented unit in a quiet, low-density complex
- " No body corporate fees —keep ongoing costs low
- Spacious backyard, rare for a unit of this size
- " Covered outdoor entertaining area for year-round use
- " Fully fenced private yard —ideal for pets and families
- Built-in wardrobes in both bedrooms
- Ceiling fans and air-conditioning for comfort
- Covered single-bay car accommodation
- Low-maintenance lifestyle in a convenient location
- Excellent opportunity for first home buyers, downsizers, or investors

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 4.3km
- Bundaberg Base Hospital: 5.9km
- Hinkler Central Shopping Centre: 3.7km
- Kepnock State High School: 0.8km
- St Mary's Catholic Primary School: 1.47km
- Bundaberg Airport: 7.1km

RATES: Approx: \$1850 PA excluding Water
INSURANCE : Shared with unit next door - \$2700 PA
BODY CORP: N/A
RENTAL APPRASIAL: \$440 - \$470 PER WEEK

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

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	1UCAGTV
Property Type	Unit
House Size	86 m2
Land Area	350 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes

Jonathon Olsen 0409 534 533

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

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