



Nikenbah, 20 Bayridge Heights Drive

UNDER CONTRACT | Need a Family Home & a Large Shed That is Ideal for Motor Homes, Vans or Boats?

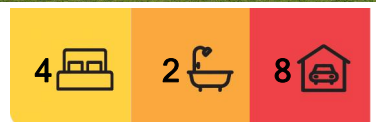
A unique mix of decor and lifestyle is set out here on an elevated 1,252m² block of land in Nikenbah. This property is in the perfect location for the investor or the homeowner in the Bayridge Heights Estate and is perfect for you if you are looking for a property with good rear access and a large shed with approximately 3m high door openings. This family home is right near the walking tracks, the park & is only a short drive to the main CBD precinct, hospitals, schools & beaches. Comprising of 4 bedrooms, 2 bathrooms, 8 car accommodation, outdoor entertainment area & a spacious modern kitchen with open plan living. Add to this rear access with room to park a motor home or boat, this property is definitely a home worthy of your attention and a must to inspect.

THE PROPERTY

- Lowset 4 bedroom brick family home
- 2 bathrooms



Disclaimer: 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.



For Sale
Please Call

View
ljhooker.com.au/ARPHXD

Contact
Raelene Box
0412 577 866
raelene.box@ljhooker.com.au

LJ Hooker Fraser Coast
07 4191 3500

- 8 car accommodation
- Outdoor entertainment area
- 1,252m2 block of land, fully fenced
- Fantastic location and ready to move straight in
- Solar back to grid & smoke alarm compliant
- Home is currently being repainted throughout

INSIDE

- Four built-in bedrooms, main with WIR, ensuite & air conditioning
- Modern kitchen with electric appliances & dishwasher
- Air-conditioned open plan living area with direct access to the outdoor area
- Separate air-conditioned lounge
- Family bathroom & separate toilet
- Ceiling fans & security screens
- Double lock up garage attached to the house with auto door & internal access

OUTSIDE

- Rear access to a large double shed (approximately 9 mt x 10 mt), with power & mezzanine floor, approximately 3mt high opening doors, ideal for motor homes, vans or boats.
- Roof has just recently been repointed and painted
- Fenced & private 1,252m2 block of land with rear access
- Rear under roof outdoor entertainment area
- Solar hot water & solar back to grid, unit is in the shed beside the home
- Double glazed & tinted windows

There is an opportunity here to purchase an established property in a sought-after location that would be hard to replace with a shed of this size. There is really nothing to do but move in and enjoy your fabulous lifestyle on offer all year round. The owners are currently having the home repainted, so there really is nothing to do but move in. Positioned within good proximity to Hervey Bay Public and Private Hospitals & medical precinct and a short drive to Stockland Shopping Centre, the CBD, esplanade, restaurants & cafes & our wonderful beaches. Located in the Fraser Coast, the tourist gateway to whale watching and heritage listed K'GARI (Fraser Island). Raelene looks forward to meeting you and showing you through this great property. Call today for your private viewing.

More About this Property

Property ID	ARPHXD
Property Type	House
Land Area	1252 m ²
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Water Tank

Raelene Box 0412 577 866

Sales Agent | raelene.box@ljhooker.com.au

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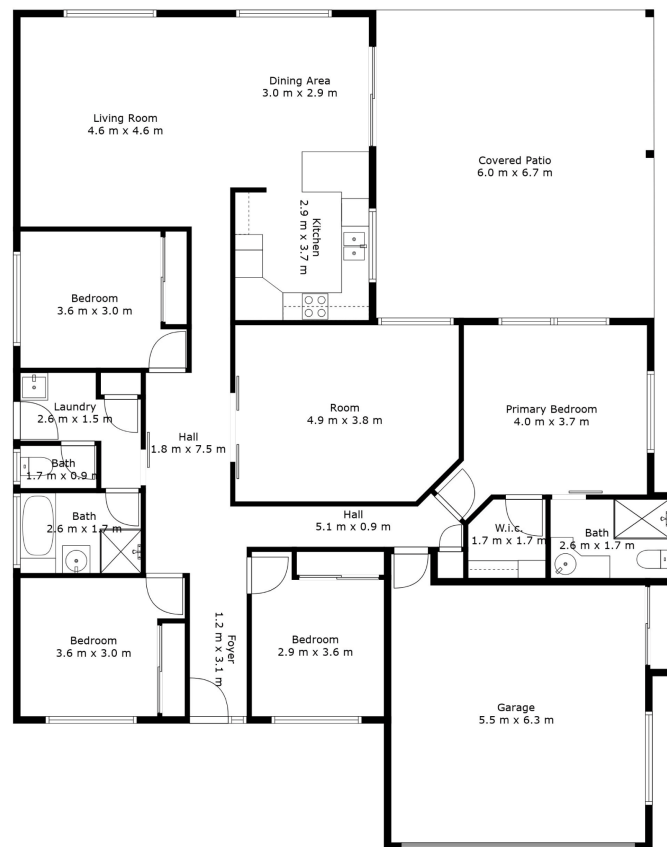
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THE FLOOR PLAN IS NOT TO SCALE, ALL FEATURES INCLUDED IN THIS 2D PLAN AREA FOR INSPIRATION PURPOSES ONLY.
THIS IS NOT AN EXACT REPLICA OF THE PROPERTY OR THE POSITION OF EXTERIOR ELEMENTS. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES