







86 Sims Road, Walkervale

ROOM FOR EVERYONE — SEPARATE RETREAT, POOL AND ENTERTAINING

Welcome to 86 Sims Road, Walkervale-a beautifully presented family home designed for growing families, particularly those looking for extra space for teenagers, guests or extended family.

Positioned on a generous 721m² fully fenced block, this inviting three-bedroom home combines stylish renovations, flexible living spaces and an impressive outdoor entertaining area. With the new kitchen and bathroom already completed, plantation shutters adding a touch of elegance and a separate teenager's retreat, all the hard work has been done-simply move in and enjoy.

At the heart of the home is the newly renovated kitchen, complete with electric cooking and flowing effortlessly into the dining area. The spacious, air-conditioned living room provides a comfortable place for the family to come together, while plantation shutters enhance the home's stylish and contemporary presentation.

All three bedrooms are generously sized, while the versatile front sunroom could be used as a home office, children's playroom, sitting

3 2 2

FOR SALE
Offers Above $649,000

VIEW
Sat 14th Nov @ 9:00AM - 9:30AM

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room or additional living area. The newly renovated main bathroom further adds to the home's move-in-ready appeal.

Outside is where this property truly shines. Spend your weekends relaxing by the sparkling inground swimming pool, entertaining family and friends on the covered rear deck or unwinding beneath the Bali hut. It is the perfect setting for summer barbecues, birthday celebrations and relaxed afternoons by the pool.

For families with teenagers, the separate built-in retreat is a standout feature. Complete with its own kitchen, bathroom and air-conditioning, it gives older children their own private space while keeping them close to the family. It could also suit guests, extended family, a home business or anyone needing a flexible area separate from the main residence.

The fully fenced backyard provides room for children and pets, complemented by established landscaping, excellent entertaining spaces and convenient side and rear access.

AT A GLANCE:
Bedrooms: 3
Bathrooms: Newly Renovated Main Bathroom
Plus Rumpus Room/Teenager's Retreat: Yes, with Kitchen and Bathroom
Land Size: 721m²
Solar: 3.6kW System
Pool: Inground Swimming Pool
Fully Fenced: Yes
- Conditioning: Yes

PROPERTY FEATURES:
- Three generously sized bedrooms
- Newly renovated kitchen with electric cooking
- Newly renovated main bathroom
- Plantation shutters
- Combined kitchen and dining area
- Spacious air-conditioned living room
- Versatile front sunroom
- Covered rear entertaining deck
- Sparkling inground swimming pool
- Poolside Bali hut
- Separate built-in teenager's retreat
- Retreat includes its own kitchen, bathroom and air-conditioning
" Ideal for growing families, teenagers, guests or extended family
" 721m² fully fenced block
- Side and rear access
- Established gardens and outdoor entertaining areas
- Renovations completed and ready to enjoy

OCCUPANCY: Owner Occupied

RATES: Approx. $2,000.00 Per Half Year (excluding water)
RENTAL APPRAISAL: $720.00 - $750.00 Per Week

DISTANCE TO FACILITIES (APPROX):
- Walkervale State School: 900m
- Kepnock State High School: 1.4km
- Local shops: 1.2km
- Bundaberg CBD: 3.0km
- Hinkler Central Shopping Centre: 2.8km
- Bundaberg Base Hospital: 3.5km
- Bundaberg Airport: 6.5km

This is a must to inspect! For more information or to arrange your an inspection, please call Jonathon Olsen on 0409 534 533.

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MORE DETAILS

Property ID	1USSGTV
Property Type	House
Land Area	721 m2
Including	Air Conditioning
	Toilets (2)
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Panels











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