

25 Paperbark Street, Kin Kora, QLD, 4680

House For Sale

Wednesday, 18 December 2024



25 Paperbark Street, Kin Kora, QLD, 4680

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Donnella Merrett
0400799180

SLICE OF PARADISE- VIEWS, THREE LEVELS, SIDE ACCESS TO LARGE CARPORT!

Welcome to a truly inviting home that combines tranquility, comfort, and convenience in equal measure. Tucked away at the end of a peaceful cul-de-sac, this much-admired property offers the perfect retreat from the hustle and bustle of daily life.

Set on an 841m² block of lush, low-maintenance tropical gardens, this unique residence spans three impressive levels. With four spacious bedrooms, an office or fifth bedroom, and a rumpas/ media room, it's designed to cater to your every need while delivering an unmatched sense of serenity.

Whether you're soaking up the stunning views of Mount Larcom or enjoying the home's modern comforts, this is your private paradise to call home.

Magical yet surprisingly easy to care for, all the hard work has been done – simply move in and enjoy the lifestyle you deserve.

At a Glance:

- **Four Spacious Bedrooms:** All fitted with ceiling fans and built-in cupboards; three include split-system air-conditioning for year-round comfort.
- **Master Suite:** Features a generous walk-in robe, a modern ensuite, and sliding door access to the verandah, where breathtaking views await.
- **Main Bathroom:** Complete with a full-sized bathtub, shower, and vanity, plus a separate toilet for added convenience.
- **Lower Level:** Includes a rumpas/ media room, a dedicated office or the fifth bedroom, a spacious laundry with outdoor access, and a powder room with a third toilet.
- **Open-Plan Living:** The refreshed kitchen, living, and dining areas flow seamlessly onto the verandah, where you can relax and take in stunning views of Mount Larcom.
- **Updated Kitchen:** Newly refreshed with a contemporary flair, the kitchen boasts ample cupboard space, a gas cooktop, an electric oven, a dishwasher, and a convenient breakfast bar for casual dining.
- **Garage:** Two-car garage with electric roller doors, one featuring extra-height ceilings and rear door access to the main house.
- **Additional Storage:** Side access to a double-bay open shed, perfect for parking your caravan and boat.
- **Energy Efficiency:** Equipped with a 6.6kW solar panel system to help reduce your energy bills.
- **Tropical Gardens:** Beautifully established and designed for ease, with no lawn to maintain.
- **Council Rates:** Approx. \$3,700 per annum.
- **Estimated rental appraisal is \$ 550 to \$580 per week.**

What's Close By:

- **Just a 5-minute drive to Stockland Shopping Centre, Sunvalley Marketplace, GP Super Clinic, Kin Kora Primary School, day care, and the Gladstone Golf Course.**
- **A 10-minute drive to the Gladstone CBD and Gladstone Harbour Precinct.**
- **A 15-minute drive to Tannum Sands Beach and the picturesque esplanade.**

Come home to your peaceful, private paradise after a long day and feel a world away from the hustle and bustle.

Don't delay – contact Donnella today to book your private inspection!

****Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property****