

**46 Poinciana Dr, Innes Park, QLD, 4670**



**House For Sale**

Saturday, 30 November 2024

46 Poinciana Dr, Innes Park, QLD, 4670

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Spacious Family Living with Creative Potential

46 Poinciana Drive, Innes Park North

Discover the perfect combination of coastal living and boundless potential at this high-set, double-story home in the sought-after seaside suburb of Innes Park North. Situated on a generous 1,034m<sup>2</sup> allotment just minutes from the ocean, this five-bedroom, two-bathroom property is move-in ready, with endless opportunities for enhancement.

Key Features:

Upstairs:

- Three carpeted bedrooms with built-in robes and ceiling fans.
- A renovated open-plan kitchen, dining, and living area.
- Stylish bathroom with a freestanding bathtub, shower, and toilet.
- Large rear deck capturing ocean breezes and overlooking the lush backyard.

Downstairs:

- Two additional bedrooms, ideal for guests or extended family.
- A second bathroom and laundry.
- Fully enclosed lower level with potential for a kitchenette, making it suitable for dual living, holiday letting, or a creative project.

Outdoor Highlights:

- 6.6Kw Solar power for energy efficiency.
- A freestanding double carport lean-to and garden shed.
- A backyard brimming with fruiting trees, including mangoes, citrus, olives, avocados, and unique Fijian fruits.

Why Innes Park North?

Known for its relaxed coastal vibe, this peaceful suburb is cherished for its beaches, scenic walking tracks, and excellent fishing and snorkeling spots. It's close to local parks, cafes, and Bundaberg CBD while offering a growing community appeal. With significant local development underway, the area promises future capital growth.

This property is ready for you to move in and enjoy, but with a touch of TLC and creative vision, the possibilities are endless! Whether you're seeking a family home, an investment opportunity, or your next project, 46 Poinciana Drive is a canvas waiting to become your masterpiece.

Rental appraisal is available upon request.

Contact your Exclusive marketing agent, Dan Nimmo today to book an inspection or for a walk-through video.

Property Code: 3007