

**6 Kingsford St, Kalkie, QLD, 4670**



**House For Sale**

Thursday, 14 November 2024

6 Kingsford St, Kalkie, QLD, 4670

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Brent ILLINGWORTH

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## Ideal Dual-Living Setup: Spacious Family Home with Granny Flat

Discover the perfect blend of family comfort and smart investment with this spacious 4-bedroom main home and an additional 1-bedroom granny flat. Ideal for multi-generational families or those seeking extra rental income, this property provides flexible living with separate spaces designed for convenience and privacy.

The main home welcomes you with a large airconditioned living area - large four well-sized bedrooms with ceiling fans, three of which are equipped with air conditioning for year-round comfort. The kitchen and shared dining flows effortlessly out to an inviting undercover entertaining area. Perfect for gatherings, BBQs, or relaxing afternoons, this space ensures you can enjoy the outdoors no matter the weather.

The self-contained 1-bedroom, 1-bathroom granny flat is ideal for extended family members, guests, or tenants, giving everyone their own space and independence.

Designed to reduce your energy bills, the main home features a 6.6kW solar system, while the granny flat has its own 3.3kW system, providing maximum savings and eco-friendly living.

With room for family, friends, and additional income potential, this property offers the perfect opportunity for dual-living flexibility combined with sustainable, solar-powered savings whilst being separately metered.

### MAIN HOME:

- 4 Bedrooms, 1 Bathroom
- Ceiling fans throughout
- bedrooms with Aircon
- Open plan living area with air conditioning
- 6.6KW Solar System
- Large undercover entertaining area
- Double car port

### GRANNY FLAT:

- Self-contained 1 bedroom, 1 bathroom
- Ceiling fans in living area and Main Bedroom
- AC unit in the rumpus room/ potential second bedroom.
- Private entrance creating a fully independent living space.
- Single carport at entrance
- 3.3kW Solar System

### OVERALL:

Rates: \$1950 Per Half (Approx.)

Rental Appraisal: Main House: \$550.00 Per Week, Granny Flat: \$300.00 Per Week, Combined: \$750.00-\$850.00 per week.

Contact Bundaberg's favourite Real Estate Team - Brent Illingworth and Tylah Stinson - to ensure this property is top of your must-buy list!

\*\*\*The information provided is to be used as an estimate only. All potential purchasers should make their own enquiries to satisfy themselves as to any due diligence required.\*\*\*