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## Salesperson

Welcome to the marketing Campaign for 40 Scotton Street, KEPNOCK.

I am the selling agent and if you have any queries please do not hesitate to contact me.

[agent-firstname] [agent-lastname]

M : [agent-mobile] E : [agent-email]

[agent-photo-medium]

# Property Photos

## Photo Gallery

















## Property Features

### Key features of the property

- ***4 Bedrooms***
- ***1 Bathroom***
- ***2 Garages***
- ***Air Conditioning***
- ***Outdoor Entertaining***
- ***Shed***
- ***Broadband Internet***
- ***Built In Robes***

## Property Information



**40 Scotton Street, KEPNOCK QLD**



Current Bid  
\$320,000 with 3 registered bidders

Situated in one of Bundaberg's most popular suburbs, this home being so well maintained by the owner and current tenants its appeal goes beyond the era it was built in.

As you enter the house, the cleverly designed floor plan means you can only see into the spacious lounge. Walking through that area you can turn right down a hallway to the 3 generously sized built in bedrooms and large family bathroom, with separate shower, bath & toilet.

The 2nd toilet is in the Laundry that also contains storage cupboards.

If you walk back to the hallway and turn left you will enter the other part of the hall that leads to the fourth bedroom or second living area. This room has glass sliding doors and sliding security screen door that provides direct access from the front of the house.

Although being used as a bedroom at the moment, it could easily be used as a home office as well with easy access to the 2nd toilet in the Laundry. The laundry and dining room /meals area that borders the large well designed kitchen with plenty of cupboards, bench space and breakfast bar has direct access to the all-weather full length outdoor entertainment area.

The fourth bedroom or second living area, as already noted, is a great room that could be used as a home office or guest accommodation and is just a walk across the hall to the 2nd toilet.

The house also has fans throughout and air-conditioned living areas, master bedroom- which also has direct access to the two way main bathroom., air-conditioning to the 2nd bedroom, built in robes in all of the bedrooms and two double linen closets, security screens and paved paths and driveway.

The backyard is privately fenced for added security.



The large shed would be approximately 6 x 9 m<sup>2</sup> with two bays for the family cars and extra workshop or storage space.

There are power and lights.

Behind the shed is a shade house and the garden beds present beautifully.

Currently the house is tenanted with excellent tenants who look after this home like it was their own.

They would love to stay on if possible.

They pay \$300pw rent and their lease expires on the 2nd of February next year.

"For sale by Openn Negotiation (flexible conditions auction conducted online). The Openn Negotiation is underway and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval."

Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.

Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.

Be quick this property could sell at any time!!

40 Scotton Street, KEPNOCK QLD

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# Google Map - Property Location

## Map

