

SOLD



## Lot 12 Esther Court, Bulgun



### Backing onto Stunning Bulgun Creek !!

- \* Original owners!
- \* First time available for Sale!
- \* 2 street frontages!
- \* Backing onto Bulgun Creek

It's time for the seller to downsize and say goodbye to this much loved family home and with how quickly homes in Bulgun have been selling, you might want to book your inspection as soon as possible!

How's the position! With 2 street frontages, the bottom boundary is off the entrance to popular National Park swimming and picnic area Alligators Nest. Don't be fooled by the name, no crocodiles here, just a beautiful, fresh, safe swimming hole with toilet facilities. There's no pool needed at home when you have this at your doorstep!

This solid home constructed of concrete block, was built approximately 23 years ago. It's extremely spacious with a separate lounge room, open plan living/dining and kitchen area. There's a patio on the front and of special note, is a balcony overlooking the yard, facing the creek bringing the most wonderful breeze through the home. You can hear Bulgun Creek from this elevated position where the house has been built coming off Esther Court, very special!

With 4 spacious bedrooms, there's an ensuite and walk in robe off the master bedroom and a 2nd bathroom and separate toilet. A spacious laundry is off the living area with built in cupboards. (Click on the floor plan for a closer look).

Inspections welcome by appointment, put your own stamp on this well positioned, solid home that comes with good vibes and is wonderfully

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**Price** SOLD for \$605,000  
**Property Type** Residential  
**Property ID** 2882  
**Land Area** 6,349 m2

#### Agent Details

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#### Office Details

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positioned with Bulgun Creek almost in your back yard!

- \* All brand new air-conditioners just installed
- \* Loads of fruit trees: 2 x mangoes, avocado, mulberry, bush lemon, soarsop to name a few
- \* Bore at the bottom on the property (With pump and replacements parts ready to be re-installed)
- \* Ride on mower can also be available to purchase
- \* Generator point all set up to plug into
- \* Downstairs has parking for 3 or 4 vehicles via a side and rear roller door
- \* There's also a retained and level open parking bay next to the house for trailers, etc
- \* Lots of storage downstairs - Approximately 30m2 of lock up area (built as a cyclone bunker!)
- \* 9.7kw of solar on the roof, 15 year lease with Origin Energy (Commenced 2017)

Marketed exclusively by Tania @ Tropical Property, inspections welcome by appointment : )

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