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# Welcome

**Thank you for your interest in 4 Cotton Tree Court, INNES PARK.**

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

## The Property



### 4 Cotton Tree Court, INNES PARK

#### CHARMING COASTAL HOME IN INNES PARK

3  2  1  **\$530,000**

1 Ensuite

Air Conditioning

Outdoor Entertaining

Broadband Internet

Built In Robes

Welcome to 4 Cotton Tree Court, Innes Park, where comfort and convenience meet coastal living! This delightful property offers an array of features perfect for families or retirees looking for a relaxed lifestyle.

NOTE: The home is currently tenanted with lease ending April 2024. For our tenants privacy we are not showing or advertising internal pictures.

#### Key Features:

- \* 3 Bedrooms: Each equipped with built-in robes and ceiling fans.
- \* Large Master Bedroom: Featuring a spacious ensuite with a double recessed walk-in shower and a room-length built-in robe.
- \* Main Bathroom: Generously sized with a separate shower and bathtub.
- \* Wheelchair friendly.
- \* Air-Conditioned Living Spaces: Including the kitchen, living, and dining areas.
- \* Laundry with Built-In Robe.
- \* Tiled Living and Wet Areas.
- \* Carpeted Bedrooms.
- \* 1,000m2 Block: Ample space for outdoor activities.
- \* Established Landscaping: Enjoy the beauty of mature gardens and greenery surrounding the property.

- \* Fenced on 2 Sides.
- \* Security Screens.
- \* Single Attached Garage.
- \* Paved Driveway and Veranda: Convenient and inviting entryways, complementing the home's aesthetics.
- \* Paved Outdoor Area.
- \* Superb Coastal Location: Nestled in a peaceful no-through-road, approximately 1.8km to the Innes Park bakery.
- \* Close Proximity to Beaches: Less than 3km to the sandy shores of the Innes Park inlet, offering endless opportunities for seaside enjoyment.
- \* Convenient Access: Approximately 6km to Bargara and just a 15-minute drive to Bundaberg.

Don't miss the chance to make this wonderful property your own! Embrace the coastal lifestyle and schedule your inspection today.

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.

## Location

