

Table of Contents

- | Welcome
- | The Property

Welcome

Thank you for your interest in 11 Station Street, BUNDABERG NORTH.

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





**11 Station Street, BUNDABERG
NORTH**







EXCELLENT RENTAL RETURN

3  1  5 

**UNDER
CONTRACT**

- * Great 1st home - then rent it out!
- * Fully renovated interior.
- * Near New Roof.
- * New Smoke Alarms throughout.
- * Extra High and up to five car accommodation.
- * Under cover entertainment area.
- * Huge 1100m2 level partly fenced backyard.
- * Very good side access.
- * Ready for tenants.

This house reflects the charm and simplicity of the era it was built in! Beautifully renovated and recently having had new floor covering installed, this home is ready to move into and enjoy! With both delightful and practical wrap around veranda adding to the quaint cottage appeal this home represents both good value and authentic  Queenslander  style.

The location is one of convenience, close to the City Centre, a short walk to shops, cafes and both Bundaberg North Primary & High School or the  and the  Hope Adventist Private School, as well as the Beautiful  Botanical Gardens.

As noted already the house itself has been well maintained and fully renovated within the last five years and is in very good condition throughout. It has fans throughout, linen cupboard, and has security screens on all windows.

There are three bedrooms and an office.

This house is also a surprise package with a mix of high ceilings, picture rail featuring and modern tones, new flooring, bathroom, kitchen with large pantry, modern standalone electric oven, fans throughout and the 2nd bedroom having a large robe and the master bedroom having large modern robes-the house will be easy to continue to rent or live in, with minimum maintenance expected over the foreseeable future.

The house has plenty of storage downstairs, which encompasses lockable storage space, laundry and an entertainment area that can double, in part, as car accommodation.

The level yard is partially fenced and you or your tenants can enjoy many a cool summer afternoon sitting outside having a BBQ and watching the kids have room to move -playing in the backyard.

This property is a rare little gem, in this current market! It will sell fast!! So, get in quick!

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.

Location

