

43 Hanbury Street, Bundaberg North, QLD, 4670



House For Sale

Wednesday, 18 December 2024

43 Hanbury Street, Bundaberg North, QLD, 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

THE FLOOD-FREE GEM OF BUNDABERG NORTH!

This charming 4-bedroom, 2-bathroom home offers plenty of space and comfort, with room for the whole family. Situated on a generous 1037sqm block, the property is fully fenced and flood-free, ensuring peace of mind. The home features a renovated kitchen and bathroom, newly polished timber floors throughout, and ample under-house storage.

With air-conditioned comfort, security screens throughout, 4 car spaces, featuring a large high clearance carport, this property will not disappoint. Whilst being conveniently located near essential amenities, including hospitals, cafes, restaurants, entertainment options, reputable private and public schools, you will also find comfort with major shopping centres close by.

For outdoor enthusiasts, the nearby river provides excellent opportunities for fishing and crabbing or simply take the 15-minute drive to the coast!

Whether you're looking to expand your property portfolio or secure a stable income stream, this property offers an exceptional opportunity. This beautifully renovated home comes with tenants already in place (lease expiring 13th March 2025), ensuring immediate returns on your short/long term investment.

From the Weekes Perspective: -

- Character-filled, refurbished Queenslander to suit all buyers in the market
- Freshly painted Internally & hardwood timber floors fully re-sanded & polished 12 months ago
- Renovated kitchen & laundry with quality cabinetry
- Air-conditioning to the master bedroom, main living & secondary bedroom, perfect for the warm summer months
- All town services & infrastructure including water, sewer & bin collection
- Huge double carport for car accommodation & storage
- Fenced 1037sqm block with vehicle/caravan side access
- Spotted Dog Tavern a short walk, a little further to the grocer & into Bundaberg CBD
- Ideal for a fishing family, those looking for more space, yet close to town
- Council rates \$1648 (approx) per half year, including water
- Lease in place until March 2025 paying \$550 per week
- Rental appraisal \$565 - \$575 per week
- Ideal for a fishing family, those looking for more space, yet close to town

*** PLEASE NOTE IMAGES TAKEN PRIOR TO FLOORS BEING POLISHED & CURRENT TENANCY ***