

46 Gavin St, Bundaberg North, QLD, 4670



House For Sale

Saturday, 16 November 2024

46 Gavin St, Bundaberg North, QLD, 4670

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Tim McCollum

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YOUR OPPORTUNITY TO MOVE STRAIGHT INTO AN AS NEW STYLISH HOME WITH AMAZING CONVENIENCE.

Here is your opportunity to move straight into a basically brand new, stylish home just a 2-minute drive to the Bundaberg C.B.D, major shopping, childcare, primary school, high school, doctors, cafes, pubs, the beautiful botanical gardens, boat ramp and more.

Built in 2022 the home has been crafted with exceptional care and attention to detail. Upon entering, you will be welcomed by an expansive open plan kitchen, dining, lounge room living area flowing through to an under roof alfresco area overlooking the expansive, private back yard. High cathedral ceilings enhance the sense of space and allow natural light to fill the room, creating a warm, inviting atmosphere that perfectly complements the home's overall appeal.

The property features three generously sized bedrooms, each equipped with built-in robes for ample storage. The master suite is complete with its own private ensuite bathroom for added comfort and convenience. The main bathroom is well-appointed, offering both a separate shower and bath. For added practicality, the toilet is conveniently located off the laundry, ensuring ease of access when the main bathroom is in use.

For car accommodation the home provides a high clearance, drive through double carport, that is partially enclosed. For those who would love a nice big shed, you have a fantastic, 7m wide by 8m deep, high clearance shed. 2700mm high clearance door on one side and a 2400mm clearance door on the other side. The shed is equipped with 15-amp power for added functionality. Whether you're looking for extra storage or a dedicated workspace, this is a fantastic shed.

A highly sought after ¼ acre (1012m²) block that you don't come across with new homes on any more that has been fully utilised with 6 ft fencing including the front yard and a remote, double gate for ease of access.

This is your chance to own a near brand-new home with style, comfort, practicality and convenience.

AT A GLANCE

LOCATION

- Easy walk to the Bundaberg C.B.D.
- Within a 2-minute drive to the Bundaberg C.B.D, major shopping, childcare, primary school, high school, doctors, cafes, pubs, the beautiful botanical gardens, boat ramp and more.

LAND

- Size: 1012m² (Sought after ¼ acre).
- Fully 6 ft fenced with remote access gate.
- Town water: Yes
- Town sewerage: Yes
- Council rates: \$1650 per half year approx.

HOUSE

- FRESH- AS NEW CONDITION.
- Home built in 2022 by professional builders, father and son- Brian and Ethan Field.
- Full council approval- Yes.
- 2013 flood event covered entire block.
- Floor height of dwelling built 350mm above the 2013 flood event, all recorded flood events and all council flood heights. The floor height of the home is high and dry.
- Bedrooms: 3- all with built in robes.
- Bathrooms: 2 - ensuite to master bedroom.

- Toilets: 2 - main toilet is separate for convenience.
- Living areas: 1 - open plan kitchen/dining/lounge opening out to under roof alfresco area.
- Outdoor entertaining areas: 2 - alfresco under the main roof plus a dedicated firepit area in the large, private back yard.
- Car accommodation: 4 (double attached, drive through, high clearance carport plus a fantastic, high clearance, 2-bay shed.
- Air conditioning: Yes (to living area and master bedroom).
- Internal laundry with plenty of bench and storage space.

SHED

- Built in 2022 with full council approval.
- High clearance with 2700mm door opening clearance on one side and 2400mm clearance on the other side.
- 7m wide by 8m deep.
- Power- Yes with 15amp available.

Call Tim McCollum today on 0427 523 088 or Tara Bedford on 0499 656 985 to book your inspection.

AGENT

Tim McCollum

0427 523 088

The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters.