

Sold



3 Dawson Ave, Thabeban



## SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome brick home which due to a change in circumstances, MUST BE SOLD!

Situated just a stone's throw to the Bundaberg CBD this tidy brick home has everything you could want and represents fantastic value in the current market, best be quick as there is only one at this price!

Features include:

- 3 bedrooms, all with built in robes, A/C
- Open plan design which includes: Formal Dining + Formal Lounge & large new alfresco
- BRAND NEW Centrally located kitchen with quality appliances, plenty of bench space
- BRAND NEW over sized Outdoor entertaining area, top spot for summer
- NO \$\$\$ WORK NEEDED, just unpack & enjoy, lovely neat home priced on the money for immediate sale
- Single lock up car accommodation, room for boat/van, drive through access to the rear

3 1 1 600 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	159
<b>Land Area</b>	600 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



- Easy care 600m2 Fully fenced allotment, room for additional shed/pool if required
- Solid brick home presented well, compact design to suit retiree or investor, WOULD MAKE A GREAT NO FUSS INVESTMENT OR FAMILY HOME!
- 2 mins to CBD or a 10 mins to the Beaches, great handy location
- Investors you can expect a return of \$300+ per week, great set and forget investment home with vacancy rates in 4670 at an all time low!
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED, FIRST HOME OWNERS ALSO THIS WILL APPEAL TO YOU!!!
- PRICED TO SELL TO FIRST WHO VIEWS, BE VERY QUICK!

IF YOU HAVE BEEN SEARCHING FOR NEAT AND TIDY BRICK HOME/ INVESTMENT WITH NO \$\$\$ REQUIRED, THIS IS IT. THE VENDORS ARE SERIOUS ABOUT A SALE AND HAVE PRICED THIS HOME ON THE MONEY FOR AN IMMEDIATE SALE!

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.michaelloader.com.au](http://www.michaelloader.com.au)\*\*\*

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

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