

Sold



18 Broadmeadow Ave, Thabeban



## SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT (7 days, FULL ASKING PRICE)

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome brick investment option, returning \$295 per week until January 2022 with great tenants in place, you need not lift a finger! (buyers please note at least 24 hours access will be required for any viewings)

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
- Open plan design which includes: Formal Dining + Formal Lounge & large undercover outdoor alfresco area
- Neat & Tidy centrally located kitchen with quality appliances, plenty of bench space
- Outdoor entertaining area, easy care property
- NO immediate \$\$\$ WORK NEEDED, just unpack & enjoy
- Single lock up car accommodation, room for boat/van, colourbond 6 foot fencing & timber fencing

3 bedrooms 1 bathroom 1 car 592 m2

Price	SOLD
Property Type	Residential
Property ID	214
Land Area	592 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



- Easy care & fully fenced allotment, room for a shed/pool if required, side access, large lawn locker
- Solid brick home presented well, compact design to suit retiree or investor, **WOULD MAKE A GREAT NO FUSS INVESTMENT, JUST SET & FORGET!**
- Long term tenants paying \$295 per week, water efficient property, tenants pay for ALL WATER USAGE!
- 2 mins to CBD or a 12 mins to the Beaches via the ring road, great handy location, 2 mins to the new Hospital site being constructed soon!
- Investors you can expect an even better return once the current lease is up, with rents rising rapidly as we speak
- With interest rates so low, this one will **MAKE YOU MONEY!** **POSITIVE GEARED INVESTMENTS** are the best type of investments!
- **PRICED ON THE MONEY... 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.loadersprperty.com.au](http://www.loadersprperty.com.au)\*\*\*

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

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