

Sold



44 Clearview Ave, Thabeban



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT in 7 HOURS, ABOVE ASKING PRICE!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome brick investment, safely secure & solid returns are on offer here with great tenants in place for until January 2022 @\$380 per week!

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

Features include:

- 3 large bedrooms, all with built in robes
- Sizeable Master Suite with large walk in robe & ensuite
- Open plan design which includes: Formal Dining + Formal Lounge & alfresco
- Modern Centrally located kitchen with quality appliances, plenty of bench space
- Outdoor entertaining area, top spot for summer
- Dual remote lock up car accommodation attached to the home
- Easy care 600m2 Fully fenced allotment, room for a shed/pool if required, side access

3 2 2

Price

SOLD

Property Type

Residential

Property ID

217

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



- Family friendly area, located amongst quality homes, one of the best examples in the estate
- Solid brick home approx 9 years young, WOULD MAKE A GREAT NO FUSS INVESTMENT!
- Great no stress investment option for the savvy investor, There is nothing to do here just sit back and count the dollars this incoming producing home brings you in!
- Investors you won't find a better return on investment with amazing tenant in place @ \$380 p/w, great set and forget investment home!
- CASH COW ALERT - Do the math's, 7.5% return on your money, 6 x better than you will get in the bank! Doesn't take blind Freddy to realize this property just works in so many ways!
- The property is in good order and you would not need to spend a cent for many years, just set & forget, 100% FLOOD FREE PROPERTY! Walk to park & town!
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED, FIRST HOME OWNERS ALSO THIS WILL APPEAL TO YOU!!!
- A change in owners circumstances means this awesome investment is up for grabs now!
- PRICED WELL UNDER REPLACEMENT COST FOR IMMEDIATE SALE, ALL OFFERS STRONGLY ENCOURAGED, BE VERY QUICK!

IF YOU HAVE BEEN SEARCHING FOR A MODERN BRICK HOME/ INVESTMENT OPTION WITH GREAT LONG TERM TENANTS KEEN TO STAY ON , THIS IS IT. THE SELLERS ARE SERIOUS ABOUT A SALE AND HAVE PRICED THIS HOME ON THE MONEY FOR AN IMMEDIATE SALE! NOW AWAITING YOUR OFFER!

FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loadersproperty.com.au

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

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