



Unit 1, 84 Quay St, Bundaberg West



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT - FULL ASKING PRICE

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this unique river front property perched overlooking the mighty Burnett river and stunning Alexandra parkland. Located in small boutique complex of only 4 units right on the river this townhouse is in a PRIME POSITION!

Situated just 100m to the Bundaberg Base Hospital, CBD, Parkland & Burnett river this over sized townhouse is now offered for immediate sale! Offering some huge returns for the savvy investor currently rented long term to doctors at \$460 per week!

Features include:

- 3 bedrooms, all great size
- 3 bathrooms, all bedrooms have their own ensuite (4 toilets in the home)
- Versatile large floor plan which includes 2 INTERNAL LIVING AREAS
- Centrally located kitchen, functional layout in great order, quality appliances with plenty of bench space & storage
- Open floor plan, sturdy construction, the home offers generous proportions with large rooms & living spaces and is more like a home internally in terms of size and space
- Large downstairs entertaining area plus additional upstairs balcony overlooking the river
- A/C, furnished, ideal investment option / super fund investment

3 3 1

Price	SOLD
Property Type	Residential
Property ID	221

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



- INVESTORS STOP LOOKING, this awesome property is Rented till 3/2/2022 at \$460 per week to health professionals
- Ideally located within walking distance to the CBD, Base hospital and great north facing aspect over the river and Alexandra park lands (the only unit in the complex with views). YOU WILL NOT FIND A BETTER LOCATION TO INVEST!
- Views of the river, the best outlook imaginable, simply jaw dropping view & ever-changing backdrop.
- Separate Vehicle parking, exclusive front unit which offers a large floor plan and uninterrupted views
- Ideal option for the older buyer wanting to downsize their land maintenance without compromising on internal house size, this unit is one of the largest in size we have seen for some time!
- Ideal holiday home, air BnB, or investment property, which ever option you choose, this property is a winner. Approx 8 years young, great depreciation on offer also!
- Low B/C approx. \$39 pw
- EXCELLENT super fund nest egg/ investment, savvy investors will be all over this one, you simply do not find properties like this very often
- Investors the property is FURNISHED and let to health professionals / doctors, you wont find a better option
- A+ LOCATION, extremely tightly held area, this property has never been vacant more than 24 hours, EVER!
- MUST BE SOLD...MAKE NO MISTAKE WE ARE SELLING!

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

PRICED FOR IMMEDIATE SALE, SELLERS WILL CONSIDER ALL OFFERS IN WRITING---IMAGINE OWNING THIS. BETTER THAN BANK INTEREST

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

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