

Sold



4 Hodgetts Ct, Bundaberg North



## SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT (24 HOURS, ABOVE ASKING PRICE)

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome modernized rendered home which due to a change in circumstances is now vacant & 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:

- 4 bedrooms (or 3 + large rumpus / utility room)
- Open plan design which includes: Formal Dining + Formal Lounge & large separate rumpus / 2<sup>nd</sup> living area
- Centrally located kitchen with quality appliances, plenty of bench space
- Over sized Outdoor entertaining area, top spot for summer, rendered exterior giving that modern look from the road side
- Some cosmetic TLC required & listed accordingly, just unpack & enjoy or rent out and reap the rewards
- Brand NEW carpets to the entire property, A/C, security screens
- Side access to the rear of the allotment to single carport, plenty of room for the van or boat

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	226
<b>Land Area</b>	693 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



- Easy care 693m2 Fully fenced allotment, room for a shed/pool if required
- Quiet cul-de-sac location, 100% FLOOD FREE PROPERTY!
- Solid rendered brick home presented well, ideally suit retiree or investor, WOULD MAKE A GREAT NO FUSS INVESTMENT OR FAMILY HOME!
- 3 mins to CBD, walk to park, schools and botanical gardens with ease, great handy location
- Investors you can expect a return of \$330+ per week, great set and forget investment home
- 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 THE 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.loadersproperty.com.au](http://www.loadersproperty.com.au)\*\*\*

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

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