

Sold



6 Wattle St, Thabeban



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

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome brick home which is neat as pin inside & out, with no immediate \$\$\$ needed just move in or keep the current great tenant in place!

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 is only one at this price!

Features include:

- 4 large bedrooms, all with built in robes
- Sizeable Master Suite with large walk in robe & ensuite, NEW blinds, A/C
- 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 lock up car accommodation attached to the home
- Easy care 622m2 Fully fenced allotment, room for a shed/pool if

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Price	SOLD
Property Type	Residential
Property ID	228
Land Area	622 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



required, side access, one neighbor

- Family friendly area, located amongst quality homes, 100m to child care facility, bus stop close by, direct access to ring road in 2 mins, Beaches approx. 12 mins drive!
- Solid brick home and tile home, well set out, WOULD MAKE A GREAT NO FUSS INVESTMENT OR FAMILY HOME!
- Great no fuss investment option for the savvy investor, there is nothing to do here just unpack and enjoy!
- Investors you will struggle to find a better return on investment with amazing neat and tidy tenant in place at @ \$340 p/w, lease end 14<sup>th</sup> June 2021, tenants willing to stay on or vacate as required (market rent now \$380+ per week).
- Great set and forget investment home! Do the math's approx 6-7% return on your money, 6x better than you will get in the bank!
- The property is in good order, 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 property 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 IN A TOP AREA, THIS IS IT. THE SELLERS ARE SERIOUS ABOUT A SALE AND HAVE PRICED THIS HOME ON THE MONEY FOR AN IMMEDIATE SALE! NOW VACANT FOR SALE AND AWAITING YOUR OFFER!

\*\*\*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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