



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 4 DAYS!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this ultra rare offering which presents endless options both now and in the future!

Situated just a stone's throw to the Bundaberg CBD this older style home is located smack bang in an industry hub and is in need of some serious TLC however the option is there to strip and renovate or simply remove and get started with a development immediately.

This very rare offering sprawls over 8094m2 (2 acres) in town and offers a variety of options moving forward!

Features include:

- Renovate the older home and live in this great acreage package just 2 mins to town, where on earth would you ever find the opportunity to do this again? Please note the home requires extensive renovation work.
- Council has identified this large and rare inner city parcel ""ripe for development"" due to its zoning and being located in the growth corridor, you cannot go wrong here with the property being surrounded by several larger and small scale developments/ businesses
- Industry Zoning in the town plan will allow for the simple as of right development with minimal of fuss of this large parcel including options such

3 1 8,094 m2

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| Price | SOLD |
| Property Type | Residential |
| Property ID | 236 |
| Land Area | 8,094 m2 |

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



as: Storage sheds, fabrication, Engineering, Fabrication, Transport depot, Vet, Agriculture, Warehouse, Nursery, Garden supplies.... The list is endless due to ""industry zoning""

- Another possibility (stca) is a small scale industrial development of approximately 8 smaller 1012m² industrial lots, think serious profit margins!
- The property is fully serviced with Town Water & Power
- Council Rates currently approx. \$1600 p/h (dirt cheap)
- Investors not ready to develop this yet, simply renovate the current older style home and get \$350-450 per week holding income whilst you plan for the future
- 100% FLOOD FREE PROPERTY located just 2 mins to CBD, walk to school, petrol station & shops
- Easy access to the ring road (500m) for transport of goods
- A change in owners circumstances means this rare property is up for grabs now, FINE ME ANOTHER ONE!
- SELLING AS IS WHERE IS.....ALL OFFERS STRONGLY ENCOURAGED, MOTIVATED SELLER WANTS IMMEDIATE SALE, BE VERY QUICK!

IF YOU HAVE BEEN SEARCHING FOR YOUR NEXT DEVELOPMENT OR SIMPLY A PLACE TO CALL HOME ON ACREAGE THIS IS IT, THE SELLER WANTS IT SOLD AND HAS 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.loadersproperty.com.au

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

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