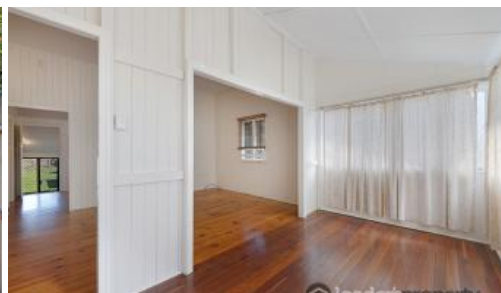


Sold



36 Steuart St, Bundaberg North



## SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 4 DAYS! (Multiple Offers)

Contact Exclusive Marketing Agent Michael Loader direct to ensure you are fully informed on this traditional Queenslander located close to the CBD, River & everything 4670 has to offer...

THE OWNERS ARE DOWNSIZING THEIR PROPERTY PORTFOLIO & THIS HOME IS NOW VACANT & READY TO BE SOLD & IS PRICED ACCORDINGLY!

Features include:

- Traditional Queenslander with original fretwork and timeless period features
- Visually pleasing from the road size, oozes the charm & character
- Updated in recent years including new roof, paint (internal & external), bathroom, kitchen etc
- Large floor plan with 3 beds (or 2 + study) plus a large living area
- Full length sleep out, large outdoor area with plenty of concrete
- Large Modern bathroom
- NO immediate \$\$\$ WORK NEEDED, just unpack & enjoy, plenty of room to value add
- Neat and tidy condition internally & externally, new fencing to most of the

🛏 3 🚿 1 🚗 3 📏 817 m2

Price	SOLD
Property Type	Residential
Property ID	268
Land Area	817 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



perimeter

- Large Lounge area + dinning, A/C
- Timber deck of the main living area, ideal spot for the morning coffee
- Centrally located kitchen with great storage & bench space
- Large 817m2 allotment with side access to older style timber shed @ the rear + dual carport. Full length concrete drive way to service the shedding
- Plenty of room for the boat / van & all the toys, storage a plenty!
- VACANT FOR SALE PURPOSES, ideal first home or investment property
- Investors you can expect POSITIVE CASH FLOW with rental appraisal of \$360-\$380 per week
- This property was impacted during the 2013 flood event (not 2011), hence the awesome price tag!
- WOULD MAKE A GREAT NO FUSS INVESTMENT, GREY NOMAD BASE OR FAMILY HOME!
- A great Air BNB option with the central nature of the home to all amenities (huge returns)
- A short stroll to the local shops, schooling, sporting fields and CBD, you can throw away the car keys here as everything is at your fingertips
- GREY NOMADS ON A BUDGET, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED, FIRST HOME OWNERS ALSO THIS WILL APPEAL TO YOU!!!
- PRICED TO SELL TO FIRST WHO VIEWS, BE VERY QUICK!
- ALL OFFERS WILL BE CONSIDERED as there is no if's, but's or maybes this MUST BE SOLD!

\*\*\*AWESOME VALUE, AVAILABLE TO MOVE STRAIGHT IN, THIS ONE HAS TO BE ON YOUR SHOPPING LIST \*\*\*

\*\*\* Buyers please note this property was affected in the 2013 floods (1 in 120 year event) and is priced accordingly\*\*\*

\*\*\*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!

\*Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document\*

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*