

Sold



1 Bell St, Bundaberg South



**SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 7 DAYS! (multiple offers, SOLD ABOVE ASKING PRICE)**

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome character filled home located with everything at your fingertips!

Situated just a stone's throw to the Bundaberg CBD this exceptionally tidy home has everything you could want and represents fantastic value in the current market. This home has been renovated throughout and is offered for immediate sale.

Features include:

- 2 bedrooms + large study/office (or 3 bedrooms)
- Master suite features large walk in robe and ensuite
- Large modern bathroom, single vanity, shower & separate toilet
- Renovated/updated interior, lovely homely feel, all the hard work is done
- Compact design with stunning polished timber flooring a highlight combined with the T & G walls and lovely period features
- Stunning as NEW kitchen finished off with quality stainless appliances, dishwasher & great storage capacity

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<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	279

#### Agent Details

Michael Loader - 0438 384 543

#### Office Details

Loaders Property Group  
7 Ragusa Way Ashfield QLD 4670  
Australia  
0438 384 543



- Character filled, cute as a button, high ceilings, very neat order, some external cosmetic tidy ups could be done if required
- Large outdoor area at the rear + lawn locker, little mowing required
- Awesome opportunity to secure a property to move straight in, as the home is ""vacant"" and awaiting new owners now!
- NO immediate \$\$\$ WORK NEEDED, just unpack & enjoy
- Large lock up garage which will fit 2 cars end to end attached to the side of the home
- Easy care allotment, top area surrounded by lovely home owners of many years
- Offer traditional charm inside & out, landscaped gardens, little mowing required
- FullA/C to the home, presented well, ideally suit first home buyer or investor
- Investors you can expect a return of \$360-\$380 per week, great set and forget investment home with solid returns on offer
- 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)
- Great area serviced by public transport, only 2 mins to CBD or a 12 mins to the Beaches
- 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, 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!

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

IF YOU HAVE BEEN SEARCHING FOR NEAT AND TIDY HOME OR INVESTMENT WITH MINIMAL \$\$\$ 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.loaderspropety.com.au](http://www.loaderspropety.com.au)\*\*\*

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

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