

Sold



5 Gray Ave, Bundaberg South



**SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 7 DAYS - MULTIPLE OFFERS, SOLD FOR \$31,000 ABOVE ASKING PRICE!**

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome brick property perched high & dry in a highly sought after location. This one is sure to attract loads of interest!

\*\*\* ALL OFFERS TO PURCHASE WILL CLOSE 5PM TUESDAY 19TH APRIL 2022 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOME \*\*\*

Situated in a super central location within close proximity to the CBD, shops, parks, day care and lots more... They don't come much better than this! Recently updated & vacant for sale, this property offers some serious bang for buck, the ability to move straight in and will be sold quickly!

Features include:

- 3 large bedrooms + study
- Solid brick construction, hardwood framed, well cared for inside & out
- Large master suite, NEW carpets throughout the entire home
- Generous sized lounge area + separate dining room, A/C throughout

3 1 2 740 m2

Price	SOLD
Property Type	Residential
Property ID	285
Land Area	740 m2

#### Agent Details

Michael Loader - 0438 384 543

#### Office Details

Loaders Property Group  
0438 384 543



- HUGE rumpus / utility room ideal for the kids play room, home business, pool table etc. This space is super versatile and would suit a vast array of different uses (also could be 4th bedroom)
- Centrally located modern kitchen with plenty of bench/ cupboard space, security screens to the entire property
- Original main bathroom features shower, single vanity + separate toilet
- Recently updated interior including BRAND NEW paint & BRAND NEW carpets, absolutely ready to rent / occupy, all the hard work has been done!
- NEW Led lighting, New Fans, NEW Smoke alarms to comply with 2022 QLD legislation
- DUAL attached carport,, plenty of room for an additional shed or pool if required
- Spacious fully fenced 740m2 allotment with side access, 100% flood free
- Front porch for the morning cuppa, tightly held area with many of the occupants of the street having lived in the home for 20+ years
- Family friendly area, close by are a variety of parks, bike track, shops & schooling
- All of the hard work has been done here with fresh paint, lighting, A/C, floor coverings etc this makes a perfect home for the young couple starting out or a great high yielding investment property.
- Investors this one offers amazing value with a current rental appraisal at \$400-\$410+ per week, absolute NO BRAINER!!! DO the sums, then call me!
- All the hard work is done here, just move in / rent the property out
- Properties in this area are highly sought after due to their close proximity to all amenities and the CBD, they don't make blocks this in size in town anymore!
- Renovated & ready, this one is sure to impress
- VACANT FOR SALE PURPOSES, PRESENTED VACANT & READY FOR SALE!
- You will not find better value in the current market with so much potential on offer and such great returns, be very quick! SERIOUSLY GOOD VALUE, MOTIVATED SELLER SEEKS IMMEDIATE ACTION!
- GREY NOMADS, BUSY PROFESSIONALS OR FIRST HOME BUYERS WANTING A GREAT VALUE PROPERTY, THIS ONE IS FOR YOU!

IF YOU HAVE BEEN SEARCHING FOR A GREAT HOME, ON A LOVELY BLOCK IN AN EXTREMELY CENTRAL SPOT...STOP LOOKING. PRICED ON THE MONEY FOR IMMEDIATE SALE, MUST BE SOLD & AWAITING YOUR INSPECTION!

\*\*\*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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inaccuracies, or misstatements contained in this document. Prospective  
Purchasers should make their own enquiries to verify the information  
contained in the document\*

At a glance:

Bedrooms: 3

Bathrooms: 1

Living: 2

Rumpus: 1

Car Accom: 2

Solar: No

Land size: 740sqm

A/C – Yes

Rates – Approx \$1700 p/h

Rental App - \$400-\$410+ p/w

*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.*