



17 Hinkler Ave, Bundaberg North



## SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT - \$32,000 Above Asking Price in 9 days!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this quality brick home in a super handy location (walk to town & river), which is now offered for immediate sale!

\*\*\* ALL OFFERS TO PURCHASE WILL CLOSE 5PM TUESDAY 14TH JUNE 2022 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOME \*\*\*

Situated high & dry (100% flood free) within close proximity to town and a variety of other schools and amenities, this beautiful home has everything you could want plus the additional benefit of a large shed @ the rear!

Features include:

- 4 bedrooms, all with built in robes
- Compact design, original neat order
- Main bathroom features shower, bath and single vanity
- Functional internal layout which includes open plan lounge & dining area, plenty of room to update/ value add if required
- Centrally located kitchen with quality appliances, includes pantry & plenty of bench space
- Super private being set well back from the main road (small service

4 bedrooms 1 bathroom 6 parking spaces 991 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	297
<b>Land Area</b>	991 m <sup>2</sup>

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



road), landscaped surrounds & lovely gardens

- A/C throughout the home, neat original condition, well cared for by the current owner
- HUGE additional 12 x 6m shed at the rear + dual carport attached to the home
- The shed is fully powered and lit and there is plenty of side access for the boat/van/ toys
- This awesome property is set on a large 991m2 allotment, fully landscaped & fenced
- Large Easy care yard, flat block, plenty of room for the kids/ pets to enjoy!
- Ideal travel base with plenty of storage on offer for the caravan & boat
- The home is well kept inside & out with the current owners very fastidious! Just unpack and enjoy this great property in a central location.
- This property would make a cracking first home, grey nomad base, or investment property
- Current rental appraisal @ \$400 - \$440+ per week, just sit back and let your tenants pay it off whilst you sleep
- Tightly held and very quiet location, just a short walk to the Bundaberg CBD, Burnett river, boat ramp, parks and schooling (you can throw away the car keys if you choose)
- 100% FLOOD FREE property, walk to the nearby local park, child care & shops
- GREY NOMADS, BUSY PROFESSIONALS OR FIRST HOME BUYERS WANTING A GREAT VALUE PROPERTY, THIS ONE IS FOR YOU!
- SELLING NOW.... PROPERTIES IN THIS BRACKET ARE SELLING FAST SO BE QUICK, IT'S BEST YOU COME SEE FOR YOURSELF!

- ESTATE FINALISATION - FAMILY REQUIRE THIS PROPERTY TO BE SOLD!

IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE HOME IN A TOP LOCATION WHICH TICKS ALL THE BOXES WITH A RIPPING SHED THAT YOU CAN MOVE STRAIGHT INTO, THIS IS IT. PRICED TO SELL WITH MOTIVATED SELLERS READY TO SELL TODAY!

\*\*\*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!

At a glance:

Bedrooms: 4

Bathrooms: 1

Living: 1

Car Accommodation: 4+

Land size: 991m2

SHED - Yes

A/C – Yes

SOLAR - NO

Rates - \$1650 p/h Approx

Rent Appraisal - \$400 – \$450+ p/w

**\*\*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.*