

Sold



12 Dawson Ave, Thabeban



**SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 7 DAYS - \$13,500 Above Asking Price - Multiple Offers!**

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome brick investment property, with no immediate \$\$\$ needed, awesome returns on offer with long term tenants in place and happy to stay on as required.

\*\*\* ALL OFFERS TO PURCHASE WILL CLOSE 5PM on MONDAY 18TH JULY 2022 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOME \*\*\*

Situated just a stone's throw to the Bundaberg CBD this modern brick home has everything you could want and represents fantastic value in the current market, best be quick as there is only one at this price!

\* Buyers please note this property is currently leased at \$400 per week which is well under market, until 4/6/2023) to fabulous tenants of many years, wanting to stay on long term\*

Features include:

- 4 bedrooms, all with built in robes
- Sizeable Master Suite with large walk in robe & ensuite (renovated with new 900mm vanity, toilet & tap ware)

4 bedrooms 2 bathrooms 2 car spaces 600 m2

Price	SOLD
Property Type	Residential
Property ID	301
Land Area	600 m2

#### Agent Details

Michael Loader - 0438 384 543

#### Office Details

Loaders Property Group  
0438 384 543



- Open plan design which includes: Formal Dining + Formal Lounge/ Media & Alfresco
- Modern Centrally located kitchen with quality appliances, plenty of bench space
- Outdoor entertaining area, top spot for summer
- Generous main bathroom with shower & bath (updated with new vanity, toilet & tap ware)
- Dual remote lock up car accommodation attached to the home
- Easy care 600m2 Fully fenced allotment, room for a shed/pool if required, side access via double gates
- Plenty of room for the caravan/boat/ vehicles
- Family friendly area, located amongst quality homes, 200m to child care facility, bus stop close by, direct access to ring road in 2 mins (1 minute to new hospital site & 2 mins airport), Beaches approx 15 minute direct drive!
- Approx 3kms to the NEW hospital site, a great spot to invest with high yields achievable now and into the future!
- Solid brick home (built 2008), well set out, WOULD MAKE A GREAT CASH FLOW POSITIVE INVESTMENT OR FAMILY HOME!
- Great no fuss investment option for the savvy investor, there is nothing to do here just unpack and enjoy!
- Long term tenants in place of many years (currently leased at \$400 per week which is well under market, until 4/6/2023) Investors you will struggle to find a better return on investment and better tenants, with amazing NEW rental appraisal of \$470- \$500 per week on offer upon expiration of current lease
- Great set and forget investment home! Do the math's approx. 6-7% return on your money, 5x better than you will get in the bank!
- The property is in good order, just set & forget, 100% FLOOD FREE PROPERTY!
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED, FIRST HOME OWNERS ALSO THIS WILL APPEAL TO YOU!!!
- CASH FLOW POSITIVE INVESTMENT – YOU WILL NOT BEAT THIS FOR VALUE & RETURNS!
- A change in owners circumstances means this awesome property is now offered for immediate sale and up for grabs to one lucky investor
- PRICED WELL UNDER REPLACEMENT COST FOR IMMEDIATE SALE, ALL OFFERS STRONGLY ENCOURAGED, BE VERY QUICK!

IF YOU HAVE BEEN SEARCHING FOR A MODERN BRICK HOME/ INVESTMENT IN A TOP AREA, THIS IS IT. THE SELLERS ARE SERIOUS ABOUT A SALE AND HAVE 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](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: 2

Living: 2

Car Accommodation: 2

Land size: 600m<sup>2</sup>

A/C – Yes

SOLAR – No

Rates - \$1700 p/h Approx (including water)

Rent Appraisal - \$470- \$500 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.*