



64 Pitt St, Walkervale



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 7 DAYS - 15+ Offers = RECORD PRICE!

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

*** ALL OFFERS TO PURCHASE WILL CLOSE 5PM THURSDAY 14TH 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 & 12 minute drive to Bargara Beach, this exceptionally tidy home has everything you could want and represents fantastic value in the current market. This home has been renovated from top to toe with a chic, classic vibe matched with a HUGE fenced block of land in an amazing central location!

Features include:

- 3 generous bedrooms, neutral colour scheme throughout
- Renovated main bathroom, floor to ceiling tiling, 2 separate toilets
- HUGE master suite, stunning polished timber flooring thorough out the home
- Open plan design which includes: Eat in Dining + Formal Lounge

3 1 2

Price	SOLD
Property Type	Residential
Property ID	302

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



opening onto the outdoor area

- Spacious kitchen with quality stainless appliances and finished off with café tile splash back
- On trend renovation, painted internally, new roof in 2016, all the big ticket items have been taken care of here just move in!
- Very well cared for inside & out, neat as a pin, ready to occupy or rent out immediately
- Front veranda for the morning coffee + additional rear deck over looking the massive yard. This space is ideal for the family BBQ/ entertaining guests and is super private
- NO immediate \$\$\$ WORK NEEDED, just unpack & enjoy this trendy home in the heart of town
- Large double shed at the rear which is powered and lit which includes 2 car accommodation + additional work shop.
- Double gates with concrete drive way service the shed with dual street access for the tradesman
- Dual Side access to a HUGE 857m2 full fenced allotment, BRAND NEW 6 foot hardwood fencing to the entire perimeter including access gates to the shed /yard and personal gate to the front of the property
- HUGE Subdivision potential on offer here (stca), plenty of options to double your income with an additional dwelling or subdivision with this large corner block in the heart of town
- Large secure yard ideal for the kids to enjoy, plenty of room in the yard for a pool/ additional shedding etc if required
- 100% FLOOD FREE
- Solid as a rock, presented well for immediate sale, ideally suit first home buyer or investor with the ability to value add/ subdivide (stca)
- THIS ONE WOULD MAKE A GREAT NO FUSS INVESTMENT OR FAMILY HOME!
- Great area serviced by public transport, only 2 mins to CBD or a 10 mins to the Beaches, very handy location
- Walk to schools, CBD & park or a bus stops 10m from the front door for you convenience
- Investors you can expect a return of \$440-\$460 per week, great set and forget investment home (positive geared investment) with the ability to value add with a potential dual occupancy / subdivision development down the track.
- This property has the perfect mix of income, rent-ability, high returns and future potential and will sell very swiftly
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED, FIRST HOME OWNERS ALSO THIS WILL APPEAL TO YOU!!!
- 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!

IF YOU HAVE BEEN SEARCHING FOR NEAT AND TIDY HOME OR INVESTMENT WITH NO \$\$\$ REQUIRED LOADED WITH FUTURE POTENTIAL, 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

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

At a glance:

Bedrooms: 3

Bathrooms: 1 (2 toilets)

Living: 2

Car Accommodation: 2+

Land size: 857m²

SHED - YES

A/C – Yes

SOLAR - No

Rates - \$1760 p/h Approx

Rent Appraisal - \$440 - \$460p/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******

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