



118 Woondooma St, Bundaberg West



## SOLD BY MICHAEL LOADER FOR WELL ABOVE ASKING PRICE IN JUST 14 DAYS

Call Exclusive Marketing Agent Michael Loader direct to ensure you are informed correctly on this tidy inner city Queenslander which offers plenty of room to move, just meters to the new friendlies hospital & medical super clinic.

Fresh to the market this charming Queenslander will appeal to a variety of buyers from those who simply seek a character filled home in a central location to those wanting to land bank, develop now or change the use to professional offices/ medical suites, the options here are endless!!!

Featuring:

- Spacious Queenslander, very neat and tidy, timeless features such as t & g walls and original fretwork
- Large main bathroom + separate toilet
- Large formal lounge and dinning, room to move, lovely highly ceilings
- Great centrally located kitchen with loads of storage and bench space
- HUGE 3 bay shed at the rear (9mx 6m approx), large enough for the boat/van and cars, fully powered and lit
- Large outdoor deck overlooking the leafy quiet surrounds. The relaxed ambience on offer here is rarely found, expecially in this CBD location within walking distance to everything
- A large 1012m2 RES B allotment offers unlimited development options on this site. Units? Duplex? Medical suites? (stca).

4 1 3 1,012 m2

**Price** SOLD  
**Property Type** Residential  
**Property ID** 61  
**Land Area** 1,012 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
 0438 384 543



- Investors rest assured if you are not ready to develop now there is a current rental appraisal in place at \$320-330 per week, giving you a great holding income whilst you plan your best use for this awesome site.
- A great place to call home with leafy backdrop, Fully fenced yard, easy walk to shops & CBD and short stroll to the river side! For those loving the charm and character of yester year, this one will be sure to please.
- ABSOLUTE A GRADE LOCATION for any scope of development, with health professionals, doctors and professionals all wanting to be located in this area.
- High rental yields are assured here with quality tenants for any investor seeking a long term steady income
- Huge Development potential on offer (stca), possibly rezone for business use as per similar sites in the direct vicinity.
- Develop for units, Similar sites in the area have 4/6 units on them with great rentability/ re-sale!
- Perched between the Bundaberg Base hospital & maternity suites, the Medical super clinic and the Friendlies Private hospital this has to be one of the best locations out, be very swift!
- ABSOLUTE CRACKING PROPERTY IN THE MEDICAL DRESS CIRCLE!
- Investors, land bankers, builders, small time developers or super fund buyers, this one is for you!
- VACANT FOR IMMEDIATE SALE, ALL OFFERS WILL BE SERIOUSLY CONSIDERED, PRICED TO SELL!

IF YOU HAVE BEEN SEARCHING FOR AN INNER-CITY DEVELOPMENT SITE, SOMEWHERE TO RUN A BUSINESS OR PERHAPS JUST A GREAT INVESTMENT WTH HIGH GROWTH POTENTIAL, STOP LOOKING!

PRICED ON THE MONEY THIS ONE WILL GET SOME SERIOUS INTEREST SO BE QUICK THE OWNERS WANT TO DO A DEAL ASAP!

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.michaelloader.com.au](http://www.michaelloader.com.au)\*\*\*

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

\*The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters\*

*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.*