



9 Gavin St, Bundaberg North



## SOLD BY MICHAEL LOADER FOR A GREAT PRICE!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome home with a spacious yard & HUGE shed to accommodate all the vehicles.

Situated just a stone's throw to the mighty burnet river, this immaculate 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!

Features include:

- 3 bedrooms (additional sleepout/ study)
- Open plan design which includes: Formal Dining + Formal Lounge
- Large centrally located kitchen with quality appliances, plenty of bench space & dishwasher
- Large Outdoor entertaining area with full all-weather lockable blinds installed, top spot for summer
- Large main bathroom + separate toilet, character filled with ornate fretwork, t & g walls, ozzes charm!
- Separate 9m x 6m colour bond shed at the rear, fully powered and lit
- NEW ROOF, A/C, new inbuilt heater for winter, new carpet and flooring!
- FULL SOLAR POWER (no more costly power bills), all the hard work is done and the property is immaculate inside and out!
- Large 762m2 Fully fenced allotment, room for a pool if required, side access
- Great quiet area, high and dry to capture the lovely breezes on offer, a short

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	63
<b>Land Area</b>	762 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



stroll to the river side for fishing & crabbing. Just 1km to the boat ramp!

- Solid hardwood home which has been updated as required, WOULD MAKE A GREAT NO FUSS INVESTMENT OR FAMILY HOME! Rent appraisal @ \$300 p/w, great set and forget investment home
- Immaculate order inside and out, no \$\$\$ needed just move in and enjoy, a true credit to the current owners
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED, FIRST HOME OWNERS ALSO THIS WILL APPEAL TO YOU!!!
- PRICED TO SELL, NOW VACANT WITH ELDERLY OWNERS OF MANY YEARS MOVING TO A UNIT, BE VERY QUICK!

IF YOU HAVE BEEN SEARCHING FOR A NEAT HOME/ INVESTMENT WITH LARGE SHEDS AND NO MONEY TO BE SPENT. THE VENDOR IS 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.michaellader.com.au](http://www.michaellader.com.au)\*\*\*

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LADER 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 enquiries to satisfy themselves of any matters\*

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