



120 Woondooma St, Bundaberg West



SOLD BY MICHAEL LOADER FOR ABOVE ASKING PRICE! HAPPY BUYERS & HAPPY SELLERS

REDUCED FOR IMMEDIATE SALE NOW, MUST BE SOLD! Call Exclusive Marketing Agent Michael Loader direct to ensure you are informed correctly on this tidy inner city Queenslander which offers so much for so little, 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 (was previously used as a GP clinic/ health professional), the options here are endless!!!

Featuring:

- Spacious 3-bedroom (or 2 bed + 2 sleepout) Queenslander, very neat and tidy, timeless features such as t & g walls and original fretwork. The home offers endless options whilst being located in the heart of the medical hub
- Large main bathroom + separate toilet
- Open plan living and dining, A/C, room to move
- Great centrally located kitchen with loads of storage and bench space
- Bitumen driveway gives you side access to shed at the rear, large enough for the boat/van and cars, fully powered and lit. This would make ideal business storage. The back yard has been transformed into approved car parking to accommodate all clients.
- The home is currently tenanted by private tenants however was previously

3 1 5 701 m²

Price SOLD
Property Type Residential
Property ID 76
Land Area 701 m²

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



used and setup as a medical practice. Doctors, physio's, health professionals this is the one you have been waiting for all setup and ready to go!

- Large outdoor deck overlooking the leafy quiet surrounds. The relaxed ambience on offer here is rarely found, especially in this CBD location within walking distance to everything

- A large RES B allotment offers unlimited development options on this site. Units? Duplex? Medical suites? (stca) with the car park, curbing, channel and infrastructure all in place to service your business requirements.

- Investors rest assured great returns on offer here with the property currently rerunning \$305 per week until 2/8/19 (great tenants) giving you a great holding income whilst you plan your best use for this awesome site.

New rental estimate of \$325 per week on offer, making this one a great return for any investor seeking positive cash flow and in a great location

- 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 with the ability to value add on offer.

- ABSOLUTE A GRADE LOCATION for any scope of development, with health professionals, doctors and professionals all wanting to be located in this area.

- Huge Development potential on offer (stca), possibly rezone for business use as per similar sites in the direct vicinity.

- 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 HEART OF MEDICAL DRESS CIRCLE!

- Investors, land bankers, builders, small time developers or super fund buyers, this one is for you!

- OFFERED FOR IMMEDIATE SALE, ALL OFFERS WILL BE SERIOUSLY CONSIDERED, PRICED TO SELL!

IF YOU HAVE BEEN SEARCHING FOR AN INNER-CITY PROPERTY, SOMEWHERE TO RUN A BUSINESS OR PERHAPS JUST A GREAT INVESTMENT WITH 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.michaellloader.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

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