

## FOR SALE

### PERFECT POSITION

This is a rare opportunity to own a 4 Bedroom Villa within 3 minutes from the Centre of Bundaberg.

Immediately adjacent to Bundaberg's beautiful Botanical Gardens.

An investors delight with focus on return. The property is in a semi-gated complex just minutes from Bundaberg's medical precinct, providing the perfect opportunity for a hoist of premium rental prospects from the medical profession.

The design offers spacious separate living areas including 4 generous size bedrooms. The property itself is in pristine condition with absolutely nothing to spend, coupled with the fact that it's in a low maintenance complex, with very low Body Corporate fees, it makes for an exceptional investment.

Private inspections only.

Please contact,

Ken Callec, to arrange your inspection

M. 0427515000

4 BED | 2 BATH | 2 CAR

PRICE:

\$425,000

OPEN FOR INSPECTION:

N/A



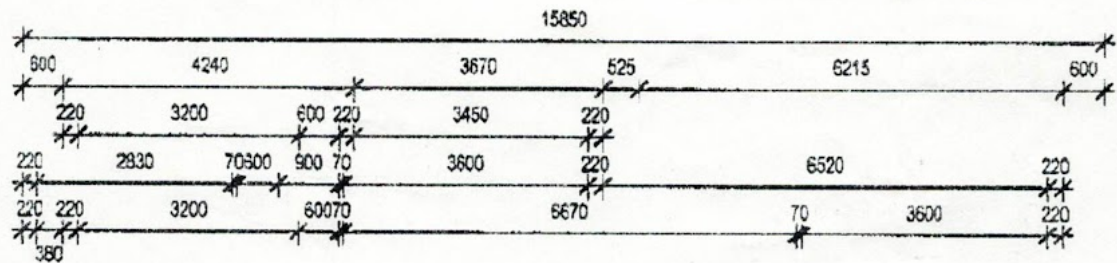
**Ken Callec**

**0427515000**

[yes@atrealty.com.au](mailto:yes@atrealty.com.au)

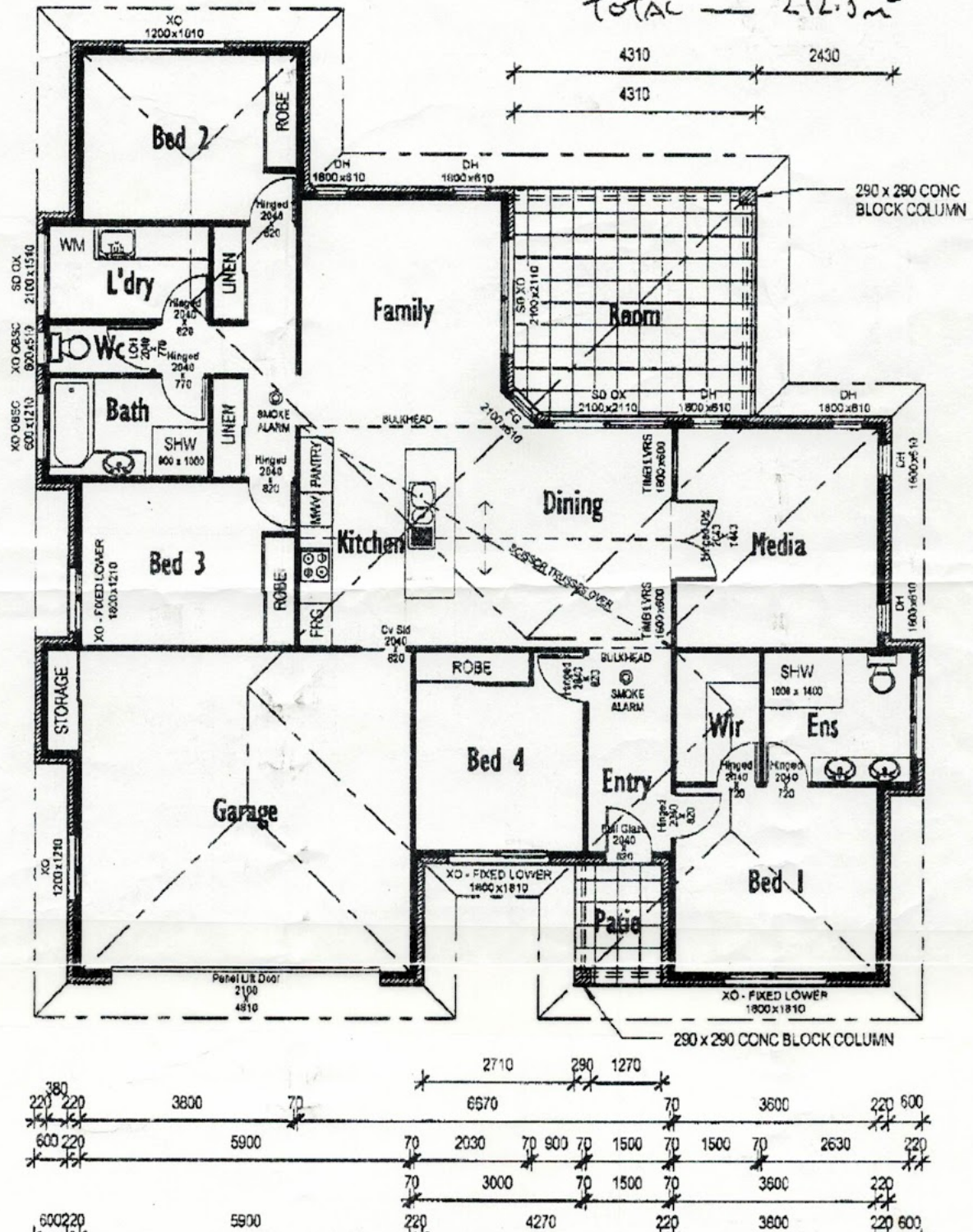
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AREA  
MAIN  
OUTC  
PATIC  
TOTA

TOTAL — 212.3m<sup>2</sup>



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.