



**SOLD**

## WHEN A HOUSE IS A HOME.... WELCOME TO 17 KOLAN STREET BUNDABERG NORTH

From the moment you walk through the front gate under the arbour to the Batwing front gates onto the front verandah you will have a sense of well-being and contentment.

This 4-bedroom Queenslander gives you all the original features, such as, VJ timber walls & ceilings, hoop pine floors, fretwork doorway mounts & 12 foot ceilings. Original window casements, French doors to front verandah  
Add to this New bespoke window dressings, insect screens, ceiling fans throughout, Reverse cycle Air conditioner 8.3 kw to lounge dining area with 2 x 2.5 kw in bedrooms. Kitchen upgrade with stone bench tops featuring exclusive Lambs tongue profile. Under mount Blanco sink, 5 burner GAS cooktop & Dishwasher  
Large Spanish (pressed metal look) splash back tiles  
Fully re-wired with all new double PowerPoints & switches. Special data points installed.  
New 6.6 kw 18 panel Solar system  
New guttering  
Freshly painted inside and out.  
Double-plus garage with electronic door  
The easily maintained grounds have space at the back if you wish to add a pool.  
Fully fenced for the safety of small children or your "fur child".  
For those with a green thumb there is also 3 vege plots

### PROPERTY FEATURES

- 4 Quality bedrooms
- Large lounge / dining room
- Upgraded kitchen with panoramic window & dishwasher
- Upgraded electricals
- Solar panels
- 3 x Reverse cycle air conditioners
- 5 x new designer ceiling fans
- Tv points to 3 bedrooms
- Original VJ timber walls & ceilings
- Original timber floors
- 2 Bathrooms

4 BED | 2 BATH | 2 CAR

PRICE:  
\$435,000

OPEN FOR INSPECTION:  
N/A



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