



SOLD

COUNTRY CHARM - CITY CONVENIENCE!

Want to be self sufficient, yet have the advantage of living in one of Bundaberg's most popular suburbs offering quiet, flood free and convenient living? If 'yes', then this property will be a must for you to inspect! On arriving at the property the position within Svensson Heights will speak for itself. The location is second to none, with all the amenities Bundaberg has to offer within a 1-5km radius: kindergarten/primary/secondary schools; TAFE college; University; Aquatic and sporting facilities; airport (not under flight path); commercial centres; railway; and numerous shopping centres including cafes, bakeries and restaurants. Whilst this of itself is brilliant, this property keeps on giving! Offering a fenced 1012m block, with good side access, a generous well maintained 3 bedroom house, 2 x 5,500 litre water tanks, extra high carport (3+ cars) at the front of the house providing direct access to the single lock up garage/workshop and all-weather access into the house. There is a patio adjoining the front door, a great place for a morning coffee in summer, as the roof for this entire area (including the carport) has an insulated ceiling. A large lock-up garage/workshop with additional concreted work area in front, covered breezeway behind, and 2 bays of drive through carport is located in the rear of the property. If all of this isn't enough, behind this large shed and carport is another 3m x 3m slab which would suit a garden shed or shade house for the gardener. There is also a small separate brick lock up storage area. Stepping through the front door you are greeted by a cool open plan country kitchen (modern cupboards) offering two areas for pantry storage, a large dining space (large enough for a six seater setting) and lounge. Security screens on most windows and doors and fans throughout, the house offers 3 generous bedrooms (2 with built ins), 2 living areas, neat bathroom with shower, linen cupboard, vanity and toilet, and a separate spacious laundry area with plenty of room to add more storage, or maybe that second toilet/bathroom. The property has multiple outdoor entertainment areas including a private space overlooking a lovely water feature. Additionally, it has the perfect aspect for a solar installation, and a near new roof. Remove the house and build some units in time, add a unit or another house at the back of the block (STCA).

Rates: \$3700pa and Rental Appraisal: \$490pw to \$520pw

3 BED | 1 BATH | 7 CAR

PRICE:
\$450,000

OPEN FOR INSPECTION:
N/A



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