



# FOR SALE

## “ROSE HAVEN” | TIMELESS CHARM IN PRIME SVENSSON HEIGHTS

FOR SALE | “ROSE HAVEN” | TIMELESS CHARM IN PRIME SVENSSON HEIGHTS  
2 Bed | Sunroom | 1 Bath + 2 Toilets | Single Carport | Spa | 809m<sup>2</sup> | Flood Free

Positioned in the heart of tightly held Svensson Heights, this beautifully presented character home, affectionately known as Rose Haven, offers warmth, charm, and incredible potential on a flat, flood-free 809m<sup>2</sup> block.

### Highlights

- 2 Oversized Bedrooms (Main with AC)
- Large Sunroom (Third Bedroom Potential)
- Spacious Lounge with Classic Timber & Traditional Features
- Functional Kitchen/Dining Combo | Tidy Bathroom + 2 Toilets
- Certified Above-Ground Spa
- Small Front Balcony Overlooking Established Rose Gardens
- NEW External Cladding (~\$20,000 Value)
- Flat, Flood-Free 809m<sup>2</sup> Block with Side Access | Single Carport
- Excellent Canvas to Add Value (Extend, Improve, or Modernise)
- Beautiful Cottage Gardens Creating a Warm, Homely Feel

Framed by established rose gardens and a welcoming cottage façade, this property is perfect for first home buyers, downsizers, or savvy investors seeking space, character, and room to grow.

With its classic charm, generous block size, and undeniable scope to elevate into something truly special, Rose Haven at 3 Luther Street presents an exceptional opportunity in sought-after Svensson Heights!

Not buying but considering selling instead? Let's join the momentum together and discuss which options best suite YOUR specific needs!

Call Marcus Groth - atrealty Bundaberg TODAY! | PHONE: 0419 970 044

2 BED | 1 BATH | 1 CAR

PRICE:  
O/A \$585,000

OPEN FOR INSPECTION:  
N/A



**Marcus Groth**  
**0419970044**  
marcusgroth@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

3 Luther Street  
Svensson Heights



Marcus Groth  
Phone: 0419970044

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. JASON MARK DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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.