

11 Theodore Street, Svensson Heights, Qld 4670



Sold House

Thursday, 21 December 2023

11 Theodore Street, Svensson Heights, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 1012 m2

Type: House



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\$450,000

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 on a slab which could suit numerous uses. Stepping through the front door you are greeted by a cool open plan country kitchen (modern) offering two areas for pantry storage, a large dining space (large enough for a six seater setting) and lounge. The country appeal of this home is evident with some simple features included in the design and floor plan, such as ornate timber cornice and recessed space for the oven. 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, a near new roof, and there is three phase power connected to the property. The garden features native plantings and fruit trees (3 avocado trees which have begun to mature nicely, along with a white Adriatic fig, a Sapodilla, various citrus trees, Red Papaya, Aloe Vera plants, and even some pineapples coming up along the fence). Add your own veggie patch as well ... there is plenty of room on this block! The current owners have just had a 'Pest Inspection' and general pest spray treatment completed. This property has oodles of potential! And for the investor, maybe another house or granny flat could be created or put in the backyard, as the block would handle that given its size and it being 'easement free'. (STCA) Rental Appraisal \$490pw to \$520pw Rates: \$3700 per annum Norville State School 0.7 km Bundaberg State High School 1.1 km St Patricks Catholic Primary School 0.7 km Shalom College 1.4 km St Joseph's Catholic Primary School 1.9 km Tom Quinn Community Centre Alternative School 0.9 km

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