

**12a Bell Street, Bundaberg South, Qld 4670**



**Sold House**

Friday, 6 October 2023

12a Bell Street, Bundaberg South, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



Brent ILLINGWORTH  
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**\$395,000**

Ring The Bell! This Charming Cottage Is All Yours! Now here's a breath of fresh air on the market with a genuine value proposition as-is and still oodles of potential! Whether you're investing for the long haul or setting those who matter most up for the future, 12a Bell Street offers options for everyone! Mesmerising from the road, this character-filled Queenslander style cottage captures the eye from every angle. Enter inside to find a front seating area / office while central to the home is the open living area with air conditioning. From here there is easy access to the master bedroom with a private ensuite and off to the opposite side to the second bedroom. The third bedroom and optional fourth are located towards the rear left of the home alongside the main bathroom. The spacious eat-in kitchen is also situated towards rear of the home before heading down a few stairs into the laundry & out through to the outdoor entertaining area, single shed & additional awning. Perched on a 645sqm block in Bundaberg South, you're only a stone's throw away from the CBD, Primary & Secondary Schools (private & public), Hinkler Central, medical facilities & more. Contact Bundaberg's favourite Real Estate Team today - Brent Illingworth & Ethan McGowan. RENTAL APPRAISAL - Currently tenanted on a fixed term lease until January 2024 returning \$360 per week with room to improve to \$510+ per week at time of renewal. Ask Brent or Ethan how to go about getting placed in touch a member of the RealWay Property Management Team who are more than happy to discuss the rental options with you one-on-one in a personalised fashion.\*\*\*The information provided is to be used as an estimate only. All potential purchasers should make their own enquiries to satisfy themselves as to any due diligence required.\*\*