

**13e Quay Street, Bundaberg East, Qld 4670**

**Sold House**

Friday, 3 November 2023



13e Quay Street, Bundaberg East, Qld 4670

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 911 m2**

**Type: House**



Tim McCollum  
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Sonia Hancock

**\$705,000**

An incredibly rare opportunity is on offer here to secure a glorious high-set Queenslander with its very own private, deep-water pontoon. The deep-water pontoon is suitable and approved to moor ocean going vessels. Located in the Burnett River with direct access to the ocean. This part of the world is "THE GATEWAY TO THE GREAT BARRIER REEF." Available and approved for leisure use as it is, the pontoon also has the option for a commercial lease from the Queensland Government for just \$1266 per year. The zoning of the land is "INDUSTRY" providing a very versatile investment. Use for residential as it is, or for Industry. Imagine having your own boat docked to your very own private pontoon and being able to head out to the Great Barrier Reef whenever you feel like it. This rare opportunity is what you are buying right here. Additionally, the home is a leisurely walk to the Bundaberg C.B.D. Bundaberg has direct flights to and from both Brisbane and Melbourne with direct Sydney flights likely to become available as well in the future. Fly to Bundaberg, holiday in the big, beautiful, renovated Queenslander, walk to any number of pubs in the Bundaberg C.B.D for a meal and an ale. In the morning, stock up the boat and head out for the best fishing of your life and just enjoy Queensland's magical Great Barrier Reef. Take up scuba diving, just relax and get away from it all in our ideal climate, this is the perfect holiday home. The renovated Queenslander offers 3 bedrooms, office nook and 2 bathrooms on the upper level with the master bedroom offering an ensuite bathroom. The upper level also offers a kitchen, dining area and a formal lounge room living area. The upper level has 2 large deck areas for outdoor dining. One veranda at the front of the home and then another huge alfresco living space with its own bar at the rear of the home with amazing river views. To be able to sit back and relax on your deck with river views that you will never lose is just sensational. The ground level of the Queenslander offers a fully self-contained one-bedroom unit. The one-bedroom unit has its own kitchenette, bathroom, living and bedroom area. Underneath the home provides lock up car accommodation for 3 vehicles of which you may choose to store your boat in. Additionally at the rear of the home, underneath the deck area provides a carport for another 2 vehicles. The block also has plenty of room beside the home for a caravan or fishing boats etc. The back yard also provides another outdoor living space overlooking the river, the perfect place for a firepit. At a Glance Land- 911m<sup>2</sup> Town water- Yes Town sewage- Yes Council rates- \$1552.50 per half year. Zoning- Industry- versatile property- use for residential or industry. House- Bedrooms- 4 Bathrooms- 3 Lounge rooms- 2 Kitchens- 3 Office area- 1 Under roof outdoor living spaces- 2 Lock up car accommodation- 3. Under cover car accommodation- 2 Storage- an abundance. Rental Appraisal: \$650 per week approx. Insurance- \$5,011 per year which includes the Pontoon. Insurance includes flood cover. Pontoon- 1 Approved for leisure boats- Yes. Approved for commercial use- Option to pay \$1266 per year for a commercial use lease (which the neighbour currently has in place) Agent: Tim McCollum Mobile: 0427 523 088 The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters.