

146 George Street, Bundaberg West, Qld 4670

Sold Duplex/Semi-detached

Thursday, 16 November 2023



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Bedrooms: 2

Bathrooms: 2

Parkings: 3

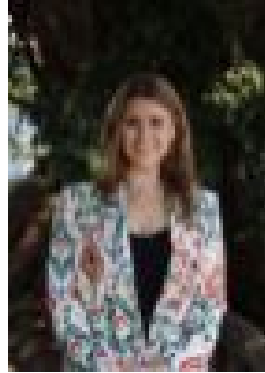
Area: 849 m2

Type:

Duplex/Semi-detached



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Contact agent

Are you searching for a remarkable real estate opportunity that offers versatility and potential at every turn? AND in the perfect location? Look no further! Separated by a courtyard, this exceptional brick duplex presents a wealth of options: invest and rent both units, enjoy dual living with loved ones, or live in one unit while renting out the other. This is your chance to own a truly unique property with two 1-bedroom fully self-contained units, each with its own street access – one from George Street and the other from Moore Lane. Centrally located with amenities such as The Friendlies Hospital, The Base Hospital, Hinkler Shopping Centre, Schools, and the CBD all within walking distance, and its 6 ft fence right around, offers complete privacy.

Unit 1 (George Street access) This unit boasts solar panels, a spacious front yard, and a convenient remote-controlled single-car garage. Inside, an air-conditioned open-plan living and dining area with vinyl plank flooring that was only installed within the last 2 years. The kitchen features a double sink, electric stove top, and ample storage. The generously sized bedroom includes built-in wardrobes, and the bathroom offers a large walk-in shower. Access the enclosed laundry from inside or via the back-covered patio.

Unit 2 (Moore Lane access) The second unit features a double carport for added convenience and a front patio sitting area with a low-maintenance garden, perfect for busy schedules. The air-conditioned open-plan living/dining area with tiled floors and a central vacuum system provides easy maintenance. The kitchen is well-appointed with a double sink, electric stovetop, and plenty of storage. The large bedroom includes wall-length built-ins covered by curtains. The bathroom features a spacious walk-in shower, toilet, and vanity, with access to the enclosed laundry from inside or via the back-covered patio.

This unique duplex presents an unparalleled opportunity for both investors and homeowners and whilst already great as is, any improvements will only add value. Approx. Rental Appraisal \$350 per week per unit Rates: Approx. \$2400 per 6 Months- Separately metered - One Title For more information or to arrange a viewing, Contact Tayla Bird on 0402 460 732 or Michael Dempsey on 0417 605 755. **Every effort has been made to verify the correct details of this marketing. Neither the agent, vendor or illustrator is responsible for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should enquire to verify the information and satisfy any concerns. The sale may not include fixtures shown, and questions must be directed to the agent. Any information intended to be relied on should be independently verified, and necessary due diligence should be conducted. **