

**17 Burrum Street, Bundaberg West, Qld 4670**



**House For Sale**

Friday, 5 April 2024

17 Burrum Street, Bundaberg West, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



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## P.O.A

Discover endless possibilities with this property, offering a prime location and ample space for development or personal use. Situated on a generous 1,012m<sup>2</sup> medium density corner block in Bundaberg, this property is free from easements and boasts proximity to three major hospitals, the CBD, and shopping centres. With dual access, this corner block offers the potential to add a pool and shed to build your ideal space, create a dual occupancy or remove the house and develop a 5 unit complex (subject to council approval). The three-bedroom Queenslander-style home includes traditional character details such as French doors adorned with coloured glass, matching windows and high ceilings. The kitchen boasts ample storage, a versatile movable island bench, a sleek stainless steel oven with a gas cooktop, and a comforting ceiling fan. Connecting seamlessly with the air-conditioned dining room, both spaces offer direct access to the outdoors. On the side of the house, a generously-sized sunroom adds versatility to the property, serving as additional storage, an office, a play area for children, or an exciting project space for enthusiastic renovators. The spacious bathroom features a shower, toilet, and laundry facilities, ensuring practicality and convenience for everyday living. Completing the package, is a convenient double carport off the large concrete driveway. Conveniently located within walking distance to Friendly's Hospital, 1km to Hinkler Shopping Centre, 1.2km to the Bundaberg CBD and Bundaberg Base Hospital, and just 8 minutes to Bundaberg Airport, this property promises both comfort and convenience.

**AT A GLANCE:**

- 1,012m<sup>2</sup> easement free corner block
- 3 bedroom Queenslander style home
- Master bedroom with built-in storage, ceiling fan & aircon
- Air-conditioned dining area with ceiling fan connected to kitchen
- Kitchen features ample storage, stainless steel standalone oven with gas stovetop and moveable island
- Separate living area at front of home with ceiling fan
- Sunroom offers flexibility, with two bedrooms opening onto it
- Double carport
- Currently tenanted \$450/week
- Development opportunity for units or second dwelling (STCA)
- Not affected by the 2013 floods
- Council rates approx \$2,400 per a half year

Contact Paul Anderson on 0413 428 182 or Alice Dolinski on 0459 589 491 for further information or to express your interest.\*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate, including the listed building area, and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.\*