

**17 Rowland Street, Bundaberg South, Qld 4670**

**House For Sale**

Thursday, 1 February 2024



17 Rowland Street, Bundaberg South, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



**Brent ILLINGWORTH**  
0741514288



**Ethan McGOWAN**  
0418511436

## Offers Above \$599,000

A quality exponent of the Queenslander, 17 Rowland Street encapsulates not only the architecture of a time long past but a lifestyle sought-after today and always! From front to back there are external living spaces, breezes to be enjoyed, a pool for cooling off and a home to savour once you can call it your own - but be quick! Behind the white picket fence and up the stairs you'll be able to enjoy the first of two raised outdoor entertaining spaces thanks to front and back decking. As we move through, it's clear that the original features such as stained glass and fretwork haven't been lost to time matching seamlessly to modern requirements - three bedrooms with a sunroom / 4th bedroom option featuring handy external access for guests, two bathrooms including lavish ensuite / main with clawfoot bath, a central living space with air conditioning and fans throughout. The master bedroom on top of its' ensuite has a built-in robe and access to the deck directly which is a real treat for ensuring you start the day right. Per the floor plan, the layout flows well with a central lounge, three bedrooms down the left hand side and the fourth bedroom on the right with office nook and glowing timber floors throughout - mixed hardwood and pine. The kitchen to rear has stone bench tops, electric cooking, modern appliances including plumbed in fridge and a new dishwasher all opening out onto a humongous, covered (insulated roofing) deck via lovely french doors - what an entertaining space! Downstairs there is heaps of storage all concreted to keep it clean / tidy, the laundry, a workshop and an extra loo perfect for the gorgeous pool which is heated for year-round use. There is room for a car or two size permitting under the deck whilst the yard is low maintenance, fully fenced with an automatic side gate. The roof has been replaced and maintained over the years with 3kw's of solar perched on top while the stumps are sound (mixture of steel, concrete and timber). It's just so livable! Add to this the enjoyable convenience of the area - situated only a stone's throw to the St John's Lutheran Primary School / Bundaberg South Primary School and walking distance to all the CBD has to offer whilst being high and dry. It doesn't get any better than this if you're after warmth, character and still all the modern perks! Call Bundaberg's favourite Real Estate Team - Brent Illingworth and Ethan McGowan - to secure your viewing time at your nearest convenience. RENTAL APPRAISAL - Returns expected to be \$600+ per week. 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.\*\*\*