

**2/130 George Street, Bundaberg West, Qld 4670**



**Sold Unit**

Monday, 11 September 2023

2/130 George Street, Bundaberg West, Qld 4670

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tim McCollum

0427523088



Sonia Hancock

0438162574

**\$263,000**

Location, location, location is the key to Real Estate! This beautifully presented low set, 2-bedroom brick unit is conveniently located with all the important amenities at your fingertips! The Bundaberg CBD, hospitals, major shopping centre, Schools, public transport and so much more, all within 1km. It doesn't get any more convenient than that. West Bundaberg is certainly a sought-after area of the Bundaberg area. Nestled comfortably in a quiet, complex of 5 units. The charming, lowset unit provides the perfect opportunity to downsize, invest or get your foot into the property market. As you step inside, you will be greeted by a cosy and well-maintained interior featuring 2 good size bedrooms both with built in robes. The unit has ceiling fans through-out and boasts beautiful natural lighting throughout the whole dwelling. One of the highlights of this property is the beautiful private courtyard, perfect for enjoying your morning cup of tea! The garden adds a touch of nature and tranquillity to the property creating a peaceful atmosphere. Additionally, there is a large, grassed area to the rear of the complex which is a great, safe, space for the kids to play. There is a great tenant currently paying \$300 per week on a fixed term lease until March 2024. The residence has been very well maintained is an astute purchase indeed. This is a perfect investment portfolio addition or easy maintenance home to live in - Call Tim McCollum on 0427 523 088 or Tara Bedford on 0499 656 985 today! AT A GLANCE-Bedrooms: 2 with built in robes-Bathrooms: 1-Car accommodation: 1 (single attached garage with internal access)-Internal laundry-Ceiling fans throughout-Security Screens throughout-Private outdoor courtyard to rear of unitTHE COMPLEX-Complex of 5-Town water-Yes-Town Sewage-Yes-Body Corporate: \$660 per quarter approx.Rates: \$1500 per half year per unit approx.Rental appraisal = \$320 - \$350 p/wk.Agent: Tim McCollumMobile: 0427 523 088The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters.