

**2/53 Ruddell Street, Bundaberg South, Qld 4670**



**House For Sale**

Wednesday, 3 January 2024

2/53 Ruddell Street, Bundaberg South, Qld 4670

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 124 m2**

**Type: House**



Peter Lawrence

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**O/A \$399,000**

• Deceiving in size, comprising 3 built in bedrooms • Spacious main bedroom with convenience of an ensuite • Great kitchen, including dishwasher • Massive, tiled living area - open plan design combined with kitchen & dining • Split system air conditioning in living area and main bedroom • Renovated main bathroom with bathtub • Attached single garage with remote control, storage & internal access • Security Screens & ceiling fans throughout • Fully privacy fenced with a massive paved courtyard area • Very centrally located in Bundaberg South, just a few minutes' drive to Hinkler Shopping Centre, Restaurants, Clubs and CBD etc • Short walk to Bundaberg High School & takeaway store/hairdressers & laundromat. • Rental appraisal: approx. \$400 to \$420 per week • Situated in a small complex of just 3 units, Visitor parking space • Rates: approx. \$1590 per half year • Body Corp: very low fees at approx. just \$25 per week With properties selling so fast in our current market, act quickly to avoid disappointment, as this one will definitely not last, so to arrange an inspection and see for yourself what this great property has to offer, call Peter Lawrence now on 0418 881 066.\*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, mis description or typographical error in this marking material. Accordingly, all interested parties should make their own enquiries to verify the information provided. 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\*