

22 Broadmeadow Avenue, Thabeban, Qld 4670



House For Sale

Wednesday, 17 April 2024

22 Broadmeadow Avenue, Thabeban, Qld 4670

Bedrooms: 3 Bathrooms: 1 Parkings: 1 Area: 600 m2 Type: House



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Offers Above \$420,000

Experience the perfect blend of comfort and style in this delightful 3-bedroom, 1-bathroom home, it is poised to surpass your expectations. Nestled on a 600m² allotment, this low-set brick residence combines efficiency with practicality. Whether you're a seasoned investor or a first-time buyer, this property offers a promising opportunity. Location plays a pivotal role in any investment property, which is why this opportunity is unmissable. Situated in Thabeban, Bundaberg, this property enjoys close proximity to schools, shopping centers, and Bundaberg's CBD. The three comfortable bedrooms provide ample space for family members or guests as well as a well-appointed, modern bathroom ensuring convenience and functionality. With a large living space leading directly to your expansive kitchen and dining well equipped for the cooks of the family. AT A GLANCE: - 3 Generous Sized Bedrooms ALL with Air Conditioners + Ceiling Fans- Exquisite Kitchen with Dishwasher, Gas Cooktop & Laminate Cabinetry - 1 Modern Bathroom with Walk in Shower & Ample Cabinetry- Separate Toilet & Laundry- Air Conditioned in the Open Dining, Kitchen & Lounge- Low Maintenance, Large, Fully Fenced Yard with Side Access to Rear - 600m² Parcel - Recently Turfed 2023- 6.6KW Solar System - Entertainers Patio & Garage for Additional Storage - External Electric Roller Blinds for Privacy TENANCY: Currently Tenanted at \$450.00 Per Week until 22/07/2024 UPDATED RENTAL APPRAISAL: \$500.00 Per Week RATES: \$1600.00 + Water Per Half Approximately Don't miss the opportunity to make this property yours! Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Tylah Stinson on 0434 598 814 to book an inspection. DISCLAIMER: LJ Hooker have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.