

**22 Powers Street, Burnett Heads, Qld 4670**



**House For Sale**

Wednesday, 17 April 2024

22 Powers Street, Burnett Heads, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



Jonathon Olsen  
0409534533



Dylan Macnamara  
0422929854

## SUBMIT ALL OFFERS

Welcome to 22 Powers Street, Burnett Heads, a charming property with immense potential. If you're a savvy renovator seeking a canvas to transform, look no further. Ideally, this property is perfect for an investor, with the option of receiving a rental income whilst creating your dream home. Nestled in the coastal suburb of Burnett Heads, only a 15-minute drive to the Bundaberg CBD, this property also enjoys proximity to the mighty Burnett River and is flood-free, which is a rare find! This home exudes character and offers spacious living areas. Imagine all the possibilities as you step into the bright, sunlit rooms. A large master bedroom and a second generous bedroom that open up onto the veranda, make this an ideal family home. The timber kitchen contains a 5-gas burner stove and a stainless-steel dishwasher with ample storage and bench space. Boasting a large, additional living area, this property is perfect for a visit from extended family. A huge 3-Bay Shed provides ample space for vehicles, tools, and storage. Plus, convenient rear access allows you to park your boat or caravan with ease.

**AT A GLANCE:-** Large Master Bedroom- Ensuite- Generous Sized bedroom that open up to the back veranda- Fully Fenced- 5 Gas Top Stove- Stainless Steel Dishwasher- 3 Bay Shed- Additional Rumpus Room or Extra Living Area

**DISTANCE TO FACILITIES**  
Bundaberg CBD: 15km  
Burnett Heads State School: 2.7km  
Bundaberg Sailing Club: 1.7km  
Oaks Beach: 3.3km  
Lighthouse Hotel Motel: 2.9km  
Marina: 1.9km  
Post office: 2.9km

**RATES:** \$1110 approx. per half plus water  
**RENTAL APPRAISAL:** \$500 Per Week  
**TENANCY:** Currently tenanted at \$480.00 Per Week until 22/11/2024.

The quality and position of this outstanding home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Dylan Macnamara on 0422 929 854. 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.