

# 23 Coomber Street, Svensson Heights, Qld 4670



## House For Sale

Friday, 3 May 2024

23 Coomber Street, Svensson Heights, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 827 m2**

**Type: House**



Brent ILLINGWORTH

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## Offers Above \$349,000

What an affordable opportunity this is in Bundaberg's most sought after established suburb - Svensson Heights. Sure, it's a bit rundown and in need of some renovation but the equivalent homes are typically priced much more expensively and the bones here are still SO GOOD! Oozing character from the roadside this home has a facade many only dream of finding in their next renovation project and the livability continues from the moment you step in the door. Featuring a front sunroom, huge formal lounge / dining area with an even larger tiled rumpus room adjacent at the rear - perfect for parties, the kids or for room to store excess goodies. There's a handy second toilet / vanity tucked to one end privately and the laundry adjacent. Central to the home is the kitchen with electric appliances. There are three bedrooms plus an office configured as a built-in master, large sleep out and a built-in second bedroom. The bathroom has a corner spa (not-functioning) with shower over plus toilet. Other features include concrete stumps, modern Colorbond roof / guttering and 6.2kw of solar panels feeding a 5kw system. The large 827sqm block is fully fenced to the rear with a 7x4m Colorbond shed (no power) and heaps of side access for vans, boats and extra cars. With a tonne of potential in a top spot, this home would make the ideal first property for someone transitioning into the market who is handy or someone looking to renovate and rent out or flip for profit! Contact Bundaberg's favourite Real Estate Agent - Brent Illingworth - to make your enquiry. This will not last long as it's been made vacant to be sold! RENTAL APPRAISAL - Rental return expected to be \$500+ per week (once renovated). Ask Brent 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.\*\*\*