

3/6 Theodore Street, Svensson Heights, Qld 4670



Unit For Sale

Wednesday, 14 February 2024

3/6 Theodore Street, Svensson Heights, Qld 4670

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 116 m2

Type: Unit



Scott Wade

0406513647

o/a \$349,000

Situated in a Prime location in the super central Svensson Heights area, tucked up the back of the complex allowing for ultimate peace and privacy. The home is immaculately presented and beautifully maintained, you certainly won't be disappointed. Unlike all other units in Bundaberg, this unit is detached & stand-alone, meaning the building is not connected to any other neighbouring buildings or dwellings (rare for units), giving the occupants a lot more peace & privacy, making this feel more like a Home than a unit. The home would be absolutely ideal for a young family, retiree's, investors, or anyone that's looking for a very neat, low maintenance home, whilst still enjoying their own peace and privacy. Property features include:- Two bedrooms with built in robes. - Tiled air-conditioned living area - The master bedroom is air-conditioned - Modern kitchen with good size corner pantry, long island bench, stainless steel appliances - Main bathroom with both a bath and shower, separate toilet - Crimsafe security screens - Tiled under cover patio area with concreting extending out to the fenceline - Lawnlocker shed for extra storage - 8 x Solar panels - A very quiet, well maintained complex of only three, all owner occupied. Well located, close to the CBD and popular schools, public transport and shops. The ideal place to reside yourself or a very desirable investment property also- Council rates are approx \$1,500 per half year- Very low body corporate at approx \$1,290 per half year (approx \$53.75 per week) Phone (or text message) Exclusive Marketing agent Scott Wade today on 0406 513 647 for more information or to submit your offer! At a glance: Bedrooms: 2 Bathrooms: 1 Car: 1 Size: Approx 112m² Solar: Yes Year built: 2008' What do body corporate fees cover: Body corporate fees are generally used to cover the maintenance of the building and repairs to common areas. In addition, body corporate fees will go towards general running costs and building insurance. Some of the specific things that body corporate fees may cover include: - Cleaning and gardening of common areas- Repairs and maintenance to common areas- Paying building caretakers- Insurance premiums- Strata management fees- Electricity and water bills for common areas Each building is different, so it's important to understand what is (and is not) covered by body corporate fees.