

**3 Hinkler Avenue, Bundaberg North, Qld 4670**



**House For Sale**

Thursday, 1 February 2024

3 Hinkler Avenue, Bundaberg North, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1027 m2**

**Type: House**



Tanja Brown

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## Awaiting Price Guide

This home is nestled in both a picturesque location renowned for its convenience and family-friendly atmosphere, so close to the CBD, cafes, medical precinct, parks and beautiful Botanical Gardens. Here, you will find this wonderfully appointed spacious brick 3-bedroom, 1-bathroom house that sits on a huge level fully fenced block that offers dual access, perfect for those seeking an idyllic lifestyle within reach of the city. With 190sqm of modern interior living area, plus a large 1027sqm of land, this property is nothing less than a great investment. The property is fully fenced with privacy fencing along the front boundary and dual access points and boasts formal driveway and a 3 x 6 meter powered shed, plus a smaller shed for storage. There are also solar panels fitted (2.5kw with 3kw inverter), making this a great eco-friendly choice. Inside, you will find the traditional features needed to make life comfortable, including built-in wardrobes, (for 2 of the three spacious bedrooms). There is a linen cupboard in the hallway and a good sized laundry. The modern kitchen, has everything for the chef of the family, offering plenty of bench space, a deep double sized pantry and modern easy clean stove, separate grill, range-hood and most importantly a dishwasher. The living area has two access points and plenty of windows, making it all light and airy. On top of that, you have air conditioning and fans. There is also pay TV access, with TV points also in the master and second bedroom, fans throughout, the master bedroom also has air-conditioning. In addition to all of this the ceiling is also insulated to ensure the coolest home possible. It will be noted that there is plenty of storage space throughout the home as well. The current owner has recently installed new flooring throughout improving presentation and making the house very easy to keep clean. (No carpet!!) Security screens and doors finish the delightful presentation of this property. For the man of the house, the yard is huge and if tinkering in a workshop, is his thing, there would be enough room in the 3 x 6 shed to create one! Or with a yard of this size there more than enough room for the additional shed, granny flat (STCA) or a pool. It could be noted, that with minimal outlay, some shade sails could be erected between the house and shed to create a nice outdoor entertainment area. With its inviting atmosphere, peaceful surroundings and on-site amenities, this property is a must-see for those looking for a place to call home. Enjoy the best of both worlds - a city lifestyle with Bundaberg's beautiful natural landscapes just a stone's throw away. Ready for new owners or tenants if you are an investor.\*This property was affected by the 2013 floods, for further information about some insurance options that won't cost the earth.. be sure to reach out! NB: More photos and floor-plan coming soon. Rental Appraisal: \$500pw For more information, please contact me today and arrange an appointment to inspect this fantastic home. You can register your interest on my website by copying and pasting this link into your web browser and following the prompts:

<https://tanjabrown-atrealty.marketbuy.com.au/sign-up/p/ab8/3-hinkler-avenue-bundaberg-north-q-4670> Don't miss out on the opportunity to make this property yours - you won't regret it! Bundaberg North State Primary School  
0.7km Bundaberg State High School 1km Independant 'Hope Adventist' 1km Entrance to Botanical Gardens  
0.7km St Josephs Catholic Primary School 1.5km Tom Quinn Community Centre Alternative School 3.5km Shalom College 4.1km Rates: Approximately \$1,450 per half year Contact me for Insurance details! House was fully renovated 2014 House age: 30 DISCLAIMER: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.