

**3 Rule Street, Elliott Heads, Qld 4670**



**Sold House**

Monday, 29 January 2024

3 Rule Street, Elliott Heads, Qld 4670

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1060 m2**

**Type: House**



Brad Barth

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## Contact agent

On the market for the first time in 30 years, due to the owners age and failing health in the quiet relaxing town of Elliott heads. One of two properties that back onto the estuary in Elliott heads. Walk out of your backyard onto the beach, the views from your windows change constantly as the tide comes in and out keeping you in a constant state of amazement and wonder, peace and tranquillity. Positioned in a quiet street in the old part of town with a convenience store located across the road, 10 minute walk to the surf beach, 20 minute drive to the heart of Bundaberg. This is the lifestyle you have been searching for, yes the yard is overgrown and in need of a tidy up but underneath all that is it is landscaped with cascading rock gardens, the yard had majestic mature trees and palms quite a decent size block the house is a federation style Queenslander in need of some maintenance due to the owner age and health but it has good bones and you can choose to renovate or remove and build a modern highset dwelling or put a deck on the existing dwelling, due to maintenance issues the house is without a building and pest certificate. Whatever is still on the premises upon finalisation of the sale is considered part of the sale and the price reflects accordingly. This is a rare opportunity to achieve a lifestyle you never thought was possible in today's market. You can walk to the beach and forget about the stress anytime you want and live the lifestyle you could only dream about. (Write up supplied by loving owner of 3 Rule St who has owned the property since 1992). For more information or to arrange an inspection, please call Brad Barth on 0474 444 007 today! \*\*Every effort has been made to verify the correct details of this marketing although, neither the agent, vendor nor illustrator takes any responsibility for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should make their enquiries to verify the information and satisfy any concerns they may have. All fixtures shown may not be included in the sale & questions must be directed to the agent.\*\*