

**367 Bourbong Street, Millbank, Qld 4670**



**House For Sale**

Friday, 8 March 2024

367 Bourbong Street, Millbank, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



**Brent ILLINGWORTH**  
0741514288



**Adam RAYNER**  
0408678488

## Offers Above \$519,000

We can't stress enough how unassuming this quaint cottage appears from the road compared to what it truly offers. If you drive on by, you'll be missing out on what's truly to offer at 367 Bourbong Street in ever-popular Millbank! The home itself is warm and inviting with front porch, sunroom and in through a lounge with lovely hardwood polished floors. The three bedrooms (two built-in) in the main home are air conditioned and run down the left of the house. To rear is the tidy eat-in kitchen with electric appliances and a step-in pantry. Down a few stairs is a spacious laundry with separate toilet and a refurbished bathroom. Add to this 6.6kw solar power on the quality tin roof, an outdoor entertaining space on the house doubling as another carport and the fact the home has been fully restumped with steel stumps, you're onto a real winner. And that's BEFORE you hear about all those pluses! Plus number one is clear - a 1,012sqm high and dry allotment on the CBD fringes and in the medical precinct. As much as there have been inclusions added everywhere you look, there is still so much room for more as you so desire! The little things are made easier here right down to dual side access so you can drive the trailer / van / boat through, unhitch and keep going! The second plus, a shed come granny flat of epic proportions! What appears to the naked eye like a 9x6m high clearance shed with a 9x3m awning is so much more than that! One end of the shed is lock up and used as an oversize workshop while the other is a bedroom and lounge room also air conditioned. In between with clever external access is a bathroom with shower / toilet. All of this opens up to the outdoor space with barbecue / outdoor kitchen all to stay at the Vendors discretion! With limited fuss you've got yourself a granny flat or the most epic of entertainment areas within your own yard! The next PLUS is the one we've all been salivating for with this long, hot, humid Bundaberg summer. A 12m x 3m inground, magnesium lap pool with umbrella and bench seats ready to go. Put in to suit the family, fitness regime or someone wanting to look after sore joints - this one is good to go and must be seen to be appreciated. So, whether you've been looking for you and your first family or all the clingers-on as well - this property is ripe for the picking! We cannot wait to show you around at Saturday's Open Home or by private inspection. Contact Bundaberg's favourite Real Estate Team, Brent Illingworth & Adam Rayner. RENTAL APPRAISAL - Rental return expected to be \$550+ per week. Ask Brent or Ethan 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.\*\*\*