

**37 Princess Street, Bundaberg East, Qld 4670**



**Sold House**

Tuesday, 9 January 2024

37 Princess Street, Bundaberg East, Qld 4670

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 481 m2**

**Type: House**



**Brent ILLINGWORTH**  
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**\$250,000**

Budget Buster! Low-Set Cottage, Two Street Frontage, 481sqm Industrially Zoned! You don't often get options on a budget like this in booming markets, but here we are... This cute cottage has two street frontage to one of Bundaberg's busiest streets in Princess Street for those looking to capitalise on the eyeballs this site accommodates day-to-day such as a new business site or work-from-home premises - the possibilities are plentiful subject to a chat with the Bundaberg Regional Council. If your budget means this one is to become your own personal abode, you'll be delighted to take advantage of the quieter, wide Alexandra Street rear facing where it's much easier to bring the car in off the road. You'll also love the convenience of being opposite a pub with restaurant and bottleo and only a ten-minute walk into the CBD proper. The house in particular is a weatherboard cottage with a combination iron / trimdeck Colorbond roof and sat on primarily steel stumps. You're greeted at the front by a comfortable deck for watching the world go by, whilst inside are two bedrooms, one living area and an eat-in kitchen with electric oven / stove. Drop down a few steps to the bathroom, toilet and laundry and this compact property is complete. With a tenant in place inspections are strictly by appointment only. Contact Bundaberg's favourite Real Estate Team, Brent Illingworth & Ethan McGowan, to discuss your options for this entry level purchase. RENTAL APPRAISAL - \$350pw although currently on a fixed term lease until March 2024 returning \$270pw. 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 estimated only. All potential purchasers should make their own enquiries to satisfy themselves as to any due diligence required.\*\*\*\*\*Please note that there was flood water through the downstairs area (laundry, bathroom, toilet) of this property during the 2013 flood disaster. Contact the Bundaberg Regional Council or the Agent directly to discuss further.\*\*\*