

**4/41 Curtis Street, Bundaberg South, Qld 4670**



**Unit For Sale**

Wednesday, 1 May 2024

4/41 Curtis Street, Bundaberg South, Qld 4670

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 67 m2**

**Type: Unit**



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## Offers Above \$260,000

Are you looking for a convenient, low-maintenance lifestyle in an ideal central locale or searching to add a high quality investment property to your portfolio? Look no further than this modern unit on the cusp of Bundaberg's CBD. Unit Four in a complex of six has become available to purchase. Feel safe and secure with the block of 6 units having security cameras and a fully electric gate giving you privacy and a sense of security. This 67m<sup>2</sup> unit is all brick internal which means you don't have to worry about painting or damages and a central location means this is a sought-after investment or first home. Property Features Include: • Two bedrooms, all with built-in wardrobes and ceiling fans • Bathroom with shower, vanity and toilet • U-shaped kitchen with breakfast bar, electric oven, cook top • Air-conditioned open plan living, kitchen and dining • Separate laundry area with outdoor access to the private clothesline • Security screens throughout and fenced courtyard within the fully fenced and electric gated complex • Carport At a Glance: • Build year: Approximately 1987 • Rates approximately \$1,550 per half year + Water Consumption • \$1,898 Body Corporate Fees per annum • Currently tenanted on a fixed term lease at \$320 per week until 26 July 2024 • Rental Appraisal: Approximately \$380 - \$400 per week Only 2 to 3 minutes' drive from the Bundaberg CBD, Hinkler Shopping Centre, primary and high schools, and much more! It doesn't get any more convenient than this. This well maintained unit won't last long so to secure your inspection please contact the exclusive listing agent Hallie Kuorikoski at Four Walls Realty Bargara on 0407 651 312 or [hallie@thefourwalls.com.au](mailto:hallie@thefourwalls.com.au) DISCLAIMER: The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters. We have used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained.