

# 41 Powers Street, Bundaberg West, Qld 4670



## Sold House

Friday, 1 September 2023

41 Powers Street, Bundaberg West, Qld 4670

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 997 m<sup>2</sup>

Type: House

**\$485,000**

Nestled within the charming locality of Bundaberg West, this magnificent high-set Queensland residence offers a seamless blend of timeless elegance and modern comfort. Situated on an expansive 997m<sup>2</sup> fenced allotment, this property presents a rare opportunity to own a piece of classic architecture with ample space for personalised enhancements. Boasting 4 bedrooms, 1 bathroom, and 2-car accommodation, this home is an embodiment of comfort and convenience. Upon arrival, the home's distinct charm is immediately evident, with its grand traditional facade adorned with lead-light windows and intricate fretwork, adding a touch of historical allure. The property's generous setback from the road not only ensures privacy but also provides a canvas for landscaping enthusiasts to create lush gardens or to erect additional structures such as a shed or studio, thanks to the absence of any easements. Inside, the residence exudes a warm and welcoming ambiance, with the lead-light features and fretwork continuing throughout the interiors, adding to the sense of nostalgia and character. The well-designed layout seamlessly connects the living spaces, creating an inviting flow that is both practical and aesthetically pleasing. The 4 bedrooms provide ample accommodation for families of all sizes, and the single bathroom offers modern amenities while retaining a sense of classic charm. A noteworthy feature of this property is the concreted area beneath the house, providing a versatile space that could be used for additional storage, a workshop, or even converted into an entertaining area. The location of this property is truly unbeatable, offering an ideal setting for families. With its close proximity to both public and private schools, hospitals, and the city centre, convenience is at your doorstep. Whether it's the daily commute, educational needs, or healthcare access, everything is within reach. Meticulously maintained, this home is a testament to both its current owners' care and the enduring quality of its construction. The beautiful traditional features have been preserved and enhanced, ensuring that the property stands as a testament to Bundaberg's architectural heritage. In summary, this traditional Queensland residence on a substantial fenced allotment is more than just a residence; it's an opportunity to own a piece of Bundaberg's history while enjoying the comforts of modern living. With its spacious layout, classic features, and unbeatable location, this property presents an extraordinary chance for discerning buyers seeking a unique and charming home. This home won't last long. Register your interest today!

Wade Stuart - Marketing Agent - 0431 721 120  
Land: Size - 997m<sup>2</sup> Town water - Yes  
Town sewage - Yes  
Mains Power - Yes  
Storm water - Yes  
NBN - Yes  
Council Rates - \$ 1760 / half year (Approx. per 6 months.)  
House: Construction - Weatherboard with colorbond roof  
Foundation - Highset  
Stumped  
Bedrooms - 4  
Bathrooms - 1  
Toilet - 1  
Family room - 1  
Dining/kitchen - Combined  
Cooking - Electric oven and cooktop  
Laundry - Under House  
Dishwasher - Yes  
Lock up car accommodation - 2 secure car spaces  
Security screens - Yes  
Ceiling fans - Yes  
Air Conditioning - Yes  
Location Information: - St Patricks Primary School - 10m - Bundaberg West State School - 900m - Bundaberg State High School - 2.1km - Shalom Catholic College - 2.7km - Hinkler Central Shopping Centre - 2.0km - Bargara - 15km - Bundaberg Airport - 4.5km - Bundaberg Base Hospital - 1.2km - Friendly Society Public Hospital - 1.2km - Bundaberg CBD - 2.3km  
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