

**46 Moran Street, Svensson Heights, Qld 4670**



**House For Sale**

Wednesday, 29 November 2023

46 Moran Street, Svensson Heights, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 693 m2**

**Type: House**



Wade Stuart  
0431721120

## Submit Offers

Welcome to 46 Moran Street, Svensson Heights - a charming residence offering a perfect blend of comfort, style, and convenience. This delightful 3-bedroom, 1-bathroom home with a 2-car lock-up accommodation and is now available for sale on a flood free 693m<sup>2</sup> fenced allotment. The property's brick exterior, complemented by a colorbond roof, sets the tone for a durable and aesthetically pleasing home. Inside, the warmth of hardwood timber floors invites you into a space adorned with decorative cornices, creating an atmosphere of timeless elegance. This home boasts three generously sized bedrooms, each providing a cozy retreat. Security screens ensure peace of mind, while air-conditioned living areas and ceiling fans throughout guarantee a comfortable living environment year-round. Step outside into your private backyard oasis, where a large greenhouse and raised garden beds await the green thumb enthusiast. The powered shed adds functionality and convenience, making this space perfect for gardening and hobbies. Located in the sought-after Bundaberg West State School and Bundaberg State High School catchment areas, this residence offers a family-friendly environment with educational excellence. Moreover, its central location places you within easy reach of Bundaberg's favorite shopping centers, sporting facilities, hospitals, and the airport. With its attractive features and unbeatable location, this property is an excellent opportunity for those seeking a home that ticks all the boxes. Don't miss out - this property won't last long. Call now to register your interest and schedule a viewing with the exclusive marketing agent, Wade Stuart, at 0431 721 120. Your dream home awaits!

**Property Overview:-** Address: 46 Moran Street, Svensson Heights- Bedrooms: 3- Bathrooms: 1- Land Size: 693m<sup>2</sup> (approx.)- Flood-Free Allotment: Yes- Fenced Allotment: Yes- Garage: 2 x Lock up spaces - Air Conditioning: Yes- Cooking: Gas free standing oven/cooktop- Rear Access: Yes - Drive through garage- Local Council Rates: \$1750/half year- Rent Appraisal: \$460 - \$480 / week

The Explore Property property management department consider this property an excellent addition to your investment portfolio. Rental Appraisal is \$460 - \$480 / week. Written appraisal available on request. Don't miss this opportunity to own a charming home in the heart of Svensson Heights. Whether you're a first-time buyer, a growing family, or an investor seeking prime real estate, this property offers a perfect blend of comfort, convenience, and opportunity.

**Disclaimer:** Explore Property Bundaberg have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries to determine whether or not this information is in fact accurate.