

47 Alice Street, Walkervale, Qld 4670



House For Sale

Saturday, 2 March 2024

47 Alice Street, Walkervale, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1083 m2

Type: House



Brent ILLINGWORTH
0741514288



Ethan McGOWAN
0418511436

Offers Above \$379,000

They don't build them like they used too - character-filled, hardwood construction, timber floors and on a perfect rectangular block over a quarter acre in size without easements primed and ready for your next foray into property! The Bundaberg Region is BOOMING and this is the exact entry-level style property to solidify your chances of growth here and now. From the roadside you won't be able to get enough of the appeal! The block is fully fenced, mostly a 6ft mixture of timber and Colorbond with rolltop mesh to front showcasing the gorgeous lowset, multi-gabled cottage beyond. There is quality side access down both sides allowing the imagination to run wild about the block's potential to improve. Currently included is a large, modern carport which doubles as an outdoor area and a workshop beyond that which is fully lockable for the treasured possessions that don't belong inside. Speaking of the inside, a couple of steps up on concrete stumps will have you greeted by an inviting entrance sunroom ideal as an office. From here the raw pine floors open up the home with a lounge, the master bedroom is off to the right with air conditioning and plenty of space. Walk through the lounge and the kitchen with gas cooking and plenty of room for dining is all yours - what's more, is that there is a gazetted dining area already allowing for options to change the configuration to your liking. The bathroom includes shower over bath and near-new vanity with a huge sleepout down the right-hand side of the home now adequately separated into two bedrooms. Dropping down a step or two at the rear you're in the laundry with a separate toilet. This one is vacant and ready for you to buy to live in, rent out, develop further or renovate! The options are all tabled for discussion by contacting Bundaberg's favourite Real Estate Team - Brent Illingworth & Ethan McGowan. Hurry in! RENTAL APPRAISAL - Rental return expected to be \$440+ 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.***