

# 5 Andrew Street, Bundamba, Qld 4304



## Sold House

Sunday, 13 August 2023

5 Andrew Street, Bundamba, Qld 4304

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1 m2

Type: House



William Teys

**\$570,000**

- COUNCIL RATES APPROX \$590 P/Q • WATER RATES APPROX \$350 P/Q PENDING USAGE • RENTAL APPRTASSIAL \$550-575 PER WEEK • NEW POWER POLES AND FUES BOX • NEW DOWN LIGHTS TROUGHOUT • NEW PLUSH CARPET IN MASTER BEDROOM • NEW 900MM AIRFRYER OVEN • NEW DISHWASHER • NEW HOTWATER SYSTEM • 2 BAY LOCK UP GARAGE WITH WORKMANS BAY • 20 SOLAR PANAELS • MILD FLOOD AFFECTION IN 11 AND 22

Are you looking for a slower pace of life with a tree out look from your front and back door, well this property is for you. Its a large L shaped block with large spotted gum and iron bark trees with a mixture of a few other well established trees offers plenty of shade, keeping the property cool for any potential horses. in total the property is on approx. 13000m2 however the rear of the property does need some vegetation removal which the current owner was quoted \$3000 to do so. As for flooding the home was never impacted in either 1974, 2011 or 2022 floods but parts of the front left corner and rear valley did have water affection please see map in photos for more understanding. I would also like to mention that water levels have changed in the area since 1974 with the opening of Wivenhoe Dam in 1984 and better water management plans has lead to less impacts caused by flooding which is why there is a difference between 2011 and 2022 The owner has started the renovation on this and there is still some work required but I believe with a strong can do attitude and a like help from family and friends this property could be really special so come have a look meet me in person and ask all the questions you like I am hear to help. To understand its true orbital pull so don't hesitate and contact William Teys 0401 373 320 today and arrange an inspection. **DISCLAIMER:** Crowne Real Estate has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.