

**50 Barolin Street, Bundaberg South, Qld 4670**

**Sold Duplex/Semi-detached**

Thursday, 7 December 2023



50 Barolin Street, Bundaberg South, Qld 4670

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 5**

**Area: 555 m2**

**Type:**

**Duplex/Semi-detached**



**Brent ILLINGWORTH**  
0741514288



**Ethan McGOWAN**  
0418511436

**\$385,000**

Reduced To Be Sold - Central Duplex Or Large Home Option - A Stone's Throw From Everything Bundaberg Has To Offer! Chasing your next investment, Air BnB or a property with dual living capabilities? You won't want to look past 50 Barolin Street! Convenience is top of mind by being within walking distance to Hinkler Central, the CBD, all specialties as well as plenty of public transport nearby. This Queenslander styled property has been converted into a duplex to maximise returns with unit one (right side) now offering a central living area which branches off into a bedroom & through to the kitchen / dining area with bathroom at one end. There has been a temporary wall removed to suit the current tenants which makes for an easy second bedroom / sleepout conversion here as well with direct access to a closed-off balcony. Unit two (left side) makes use of a much larger floor plan with two genuine, large bedrooms, sunroom, bathroom in addition to a sizeable living, dining & kitchen area situated towards the rear of the dwelling. In addition, both units include a private balcony, separate staircases to the rear together on top of the main front combination access along with an extra bathroom (shower, laundry & loo combination) on the ground level of the property. Perched atop concrete / steel modern stumps & concreted underneath, you have the ability to store up to three cars either side allowing for up to six car accommodation total all while being situated on an easily maintainable 555sqm block. Get in touch with Bundaberg's favourite Real Estate Team to book your private inspection - Brent Illingworth & Ethan McGowan! RENTAL APPRAISAL - Current market rental return expected to be combined at \$530+ per week. This is allowing for Unit 1 to return \$250+ per week & Unit 2 \$280+ per week (which is currently on a fixed-term lease until December 2023 at \$250pw). 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. \*\*\*DISCLAIMER: While the lower level of the property was affected in the 2013 flood disaster, the top portion of the dwelling was unaffected.\*\*\*\*\*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.\*\*\*