

**6 Collins Street, Bundaberg East, Qld 4670**



**House For Sale**

Wednesday, 12 June 2024

6 Collins Street, Bundaberg East, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Michael Loader

## Offers Above \$349,000

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome character filled home located with everything at your fingertips! Situated just a stone's throw to the Bundaberg CBD & 10 minute direct drive to Bargara Beach, this exceptionally tidy home has everything you could want and represents fantastic value in the current market. This home has been renovated throughout and is offered for immediate sale.\*\*\* Buyers please note this property was affected in the 2013 floods (1 in 120 year event) and is priced accordingly\*\*\* Features include: - 3 bedrooms + study, large open plan design with room to move - Polished timber flooring throughout, neutral paint scheme with window furnishings to match - Large modern bathroom, single vanity, shower & separate toilet - Renovated interior, lovely homely feel, all the hard work is done - Stunning as NEW kitchen finished off with quality stainless appliances, dishwasher & great storage capacity - Character filled, T & G walls, cute as a button, high ceilings - Large Colour bond Shed @ rear with attached car port, plenty of side access on offer - NO immediate \$\$\$ WORK NEEDED, just unpack & enjoy - Ceiling fans & A/C will keep the home cool in summer - Large 809m2 fully fenced allotment, plenty of room for the kids/pets to enjoy - Offer traditional charm inside & out - Presented well, ideally suit first home buyer or investor - Investors you can expect a return of \$470-\$500 per week, great set and forget investment home with solid returns on offer - Currently tenanted to a great long term tenant (at well below market rent \$370 pw) until 1/8/24, great ability to increase the yield on offer with a new lease upon purchase - WOULD MAKE A GREAT NO FUSS INVESTMENT, GREY NOMAD BASE OR FAMILY HOME! - A great Air BNB option with the central nature of the home to all amenities (huge returns) - Great area serviced by public transport, only 2 mins to CBD or a 10 mins to the Beaches - Present use is Residential, however the property is zoned "industry" which presents a variety of future development options including a business premises, storage sheds and a variety of other propositions - A short stroll to the local shops, schooling, sporting fields and CBD, you can throw away the car keys here as everything is at your fingertips - GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED, FIRST HOME OWNERS ALSO THIS WILL APPEAL TO YOU!!! - PRICED TO SELL TO FIRST WHO VIEWS, BE VERY QUICK! IF YOU HAVE BEEN SEARCHING FOR NEAT AND TIDY HOME OR INVESTMENT WITH MINIMAL \$\$\$ REQUIRED, THIS IS IT. THE VENDORS ARE SERIOUS ABOUT A SALE AND HAVE PRICED THIS HOME ON THE MONEY FOR AN IMMEDIATE SALE! \*\*\* FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loaderspropety.com.au](http://www.loaderspropety.com.au) \*\*\* CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER! At a glance: Bedrooms: 3 + study Bathrooms: 1 Toilets: 1 Living: 2 Car Accommodation: 2 Land size: 809m2 SHED - Yes + Carport A/C - YESSOLAR - NO Rates - \$1900 p/h Approx Insurance - \$3487 (including contents & full flood cover with Allianz currently) Current Rent - \$370 p/w New Rental Appraisal - \$470-\$500 p/w \*\* Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document \*\*