

**72 Boundary Street, Walkervale, Qld 4670**



**Sold House**

Tuesday, 9 January 2024

72 Boundary Street, Walkervale, Qld 4670

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1366 m2**

**Type: House**



**Brent ILLINGWORTH**  
0741514288



**Ethan McGOWAN**  
0418511436

**\$360,000**

Hide-Away Retreat On 1,366sqm Ready To Call Home! Welcome to 72 Boundary Street, Walkervale - a fully 6ft fenced 1,366sqm allotment with a low-set home creating the perfect opportunity for those who are looking to downsize house, without compromising too much on yard space, privacy and convenience with daycare, Primary / Secondary schools and the Bundaberg CBD all nearby to this central location. Be greeted by a truly comfortable home structured around a kitchen offering electrical appliances, a dishwasher, breakfast bar and ample storage space that combines with the dining room through to the airconditioned living room with a ceiling fan and an office to the side (optional 3rd bedroom for an infant). The timber floors glow throughout and high ceilings allow breezes to abound. Walking through the property, you are offered two generously sized bedrooms, both containing ceiling fans and built-in wardrobes while the master also features a split-system air conditioner for extra comfort during those warmer Queensland months. The bathroom meets in the middle of both bedrooms that contains a shower over the bath and a large vanity with plenty of storage. The toilet is located separately in the downstairs laundry. If entertaining is your specialty, you will not be disappointed with the expansive decks that overlook the well-established gardens with plenty of plantation for extra cool, calm and privacy. An abundance of shedding can be found here with a storage space galore situated under the house, vehicle access to a singular carport and a powered double bay shed thanks to the dual driveways. AT A GLANCE: - Two generous sized bedrooms with built in robes, ceiling fans and one air conditioned- Separate air conditioned living and dining spaces with polished floors throughout- Large kitchen with plenty of storage space and electric appliances- Separate office or optional smaller 3rd bed- Large decks to rear for entertaining, solar atop at 4kw+- Single carport, double bay 6x6m powered shed - Fully fenced 1,366sqm block This is an excellent opportunity for a first-home buyer to enter the market, someone to downsize off acreage but wanting to still have space or even for a savvy investor to expand their portfolio with a huge land bank. So, what are you waiting for? The Vendors have this property presented perfectly for your inspection, contact Bundaberg's favourite Real Estate Team today - Brent Illingworth and Ethan McGowan! RENTAL APPRAISAL - Rental return expected to be \$420+ 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 estimated only. All potential purchasers should make their own enquiries to satisfy themselves as to any due diligence required.\*\*\*\*\*This land was impacted by the 2013 flood disaster, however, the house was not. Please contact the Bundaberg Regional Council or contact the Agent directly to discuss further.\*\*\*