

**23 Byron Street, Burnett Heads, Qld 4670**



**House For Sale**

Sunday, 23 June 2024

23 Byron Street, Burnett Heads, Qld 4670

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 956 m2**

**Type: House**



Michael Loader

## Offers Above \$549,000

Contact Exclusive Marketing Agent MICHAEL LOADER directly to ensure you are fully informed about this awesome coastal property located just 250m to the golden sands of patrolled Oaks Beach & stunning Burnett Heads esplanade! \*\*\* PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES. PLEASE READ THE ENTIRE ADD COPY & VIEW ALL THE PHOTOS PRIOR TO CONTACTING THE AGENT \*\*\*Situated so close to the ocean you can hear and smell the waves, this property is ideally located just 250m to Oaks beach and the esplanade... AS FAR AS LOCATIONS GO, THIS ONE IS POSITIONED PERFECTLY!Features include:- 3 bedroom brick home, neat and tidy original condition- Huge master bedroom, ensuite & built in robes - Large floor plan, modern colour scheme throughout- Open plan design which includes: Formal Dining + Large Formal Lounge + Large outdoor area- 2 Bathrooms including ensuite to master suite- Large kitchen which has plenty of storage and bench space, fitted with electric appliances - A functional layout is combined with open and airy spaces, designed perfectly for the coastal climate. - Large 9m x 6m Shed for the boat/van/ cars, dual side access to the corner allotment- Full length rear patio attached to the home + large front east facing patio, a top spot for the morning coffee - A+ Location just a short stroll to the sandy patrolled Oaks Beach (250m approx.), picturesque esplanade, bike path, walking tracks, children's parks and everything Burnett Heads has to offer- Currently tenanted by great tenants (lease expiration 1st October 2024) at \$430 per week (well below market rent)- Current rental appraisal at \$520-\$550 + per week. Investors take note. This one has the perfect combination of location, capital growth and cash flow- This property would make the ideal first home with the ability to renovate & value add as you see fit. High growth is assured being this close to the beach, meaning any money spent updating the home over the years would be well and truly worth it!- HUGE 956m<sup>2</sup> fully fenced corner block in quiet sea side street, lovely sea breeze on offer all year round, plenty of room to expand or add additional shedding if required- Oaks Beach is a lovely patrolled sandy beach which is very quiet, you are bound to see some turtles nesting in your travels- Just a short walk to the lovely Burnett Heads township including the pub, bakery, IGA and a variety of eateries. A 2 Minute drive to the Burnett Heads marina, the gateway to the barrier reef for all the boating enthusiasts- The block offers a blank canvas, plenty of room for the pets/kids, veggie patch- This property is entry level beachside living representing outstanding value, some cosmetic TLC required (nothing immediate) as with any home in this price bracket - This is the perfect short or long term rental property. Similar AirBNB properties in the area are commanding \$300-\$400 per night (furnished)! Secure now and be booked out for the approaching turtle season!- Family friendly area, located amongst quality homes set in a private coastal position- Offers a great change of lifestyle, lovely long term neighbours in highly sought after coastal pocket, a great place to retire or raise a family!- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED for your forever SEA CHANGE!Enjoy all Burnett Heads has to offer. State School, Oaks Beach, refurbished CBD with IGA, Hotel/Motel, Cafes & Pharmacy. Upgraded amenities & parks have recently been completed for picnics with your family. For your leisure you will be situated 400m from the premier Turtle walking track, which leads from the Bundaberg Port Marina, past the world-famous Mon Repos Turtle Conservation Centre, onto Bargara & beyond towards Elliott Heads. Or just a short 500m walk to the sandy beach!For the boaties, easy access to the Burnett Heads Marina & boat ramp (only 1 minute away) you will find yourself on the southern tip of the Great Barrier Reef in an hour and half be at the beautiful Lady Elliott Island with some of the best fishing & diving on the eastern sea board. With the planned development of the Gateway Marina this up and coming area is set for some amazing growth!\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au)\*\*\*CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!At a glance:Bedrooms: 3Bathrooms: 2Living: 2Car Accommodation: 2Land size: 956m<sup>2</sup>Rates - \$1500 p/h ApproxRent Appraisal - \$520 - \$550+ p/w ( Air Bnb \$1200-\$1500 per week furnished)Distance to Beach - 250m (app)Distance to School - 400m (app) \*\*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\*\*