

26 Avoca St, Bundaberg West, QLD, 4670

House For Sale

Wednesday, 25 September 2024



26 Avoca St, Bundaberg West, QLD, 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Tim McCollum

0427523088

SOUGHT AFTER LOCATION IN BUNDABERG WEST

Welcome to this delightful home in Bundaberg West, just a stone's throw from the Medical District, sports grounds, schools, and the vibrant Bundaberg CBD! Enjoy the perfect blend of convenience and comfort in this prime location!

Inside boasts beautiful timber polished floors throughout the living spaces, while the lounge and master bedroom are carpeted for added warmth. All three bedrooms are generous in size and offer built in robes and ceiling fans. The bathroom offers a shower over the bath, while a handy second toilet off the laundry adds extra convenience for busy households.

Step outside to discover a fully fenced backyard with convenient side access through to the timber clad single bay shed with a concrete floor. The back yard is perfect for children and pets to play safely and offers ample space to upgrade the shed or even put in a beautiful inground pool.

Due to the property's location, it would make for a great investment, appealing to potential tenants & professionals working in the area who could walk to work.

Currently, there is a tenant in place paying \$460 per week, on a fixed term lease until April 2025. The roof was replaced within the last 24 months, so you can enjoy peace of mind knowing this home has been well-maintained.

Call Tim McCollum on 0427 523 088 or Tara Bedford on 0499 656 985 today to book an inspection!

DISTANCE TO FACILITIES:

- 500m to Salters Oval
- 500m to Mater Hospital
- 600m to Bundaberg West State School
- 800m to Bundaberg Base Hospital
- 1.3km to Acorn Childcare Centre
- 1.4km to St Patricks School
- 2km to Bundaberg CBD

AT A GLANCE:

Bedrooms: 3
Bathrooms: 1
Toilets: 2
Open plan kitchen and dining area.
Polished hardwood timber flooring throughout most of the home.
Carpet to Master bedroom and lounge room.
Fully fenced with side access to back yard.
Single bay shed.

LAND

Size: 607m2.
Fully Fenced: yes
Town Water: yes

Town sewerage: Yes

Council Rates: \$1800 per half year approx.

Rental Appraisal: \$500 - \$550 per week

TENANCY DETAILS

Current rent: \$460 per week

Lease Expiry: 2nd April 2025

AGENT

Tim McCollum

0427 523 088

The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves with any matters.