

26A Branyan Street, Bundaberg West, Qld 4670



House For Sale

Saturday, 29 June 2024

26A Branyan Street, Bundaberg West, Qld 4670

Bedrooms: 4

Bathrooms: 2

Area: 1012 m2

Type: House



Michael Loader

Offers Above \$595,000

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome property perched high and dry in the PREMIUM medical dress circle!*** PLEASE READ THE ADD COPY IN FULL PRIOR TO CONTACTING THE AGENT - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES ***Situating in a super central location handy to CBD, Hospitals, schooling, shops, day care and walking distance to almost everything, they don't come much better than this! This property is vacant & offered for immediate sale. This large renovated home on a enormous block offers some serious bang for buck, a variety of options and will be sold quickly!Features include:- 4 bedrooms, 2 bathrooms (brand new), renovated inside & out- Solid hardwood construction, hardwood framed, well cared for inside & out- Renovated main bathroom with single vanity & shower + separate toilet- Huge master suite, expansive room sizes and multiple living options - Dual living potential for the large/ extended family with upstairs & downstairs - Large main lounge area with adjacent dining room + additional large rumpus/games room at the rear large enough for the pool table, home business or kids retreat - Centrally located kitchen with plenty of bench/ cupboard space, quality appliances- MASSIVE outdoor area, big enough for the largest of family gatherings - Lovely polished hardwood flooring throughout, new quality Dulux paint (inside & out) - Neat as a pin and a credit to its owner, presented exceptionally well with no work needed, just move in or rent out as desired - MASSIVE fully fenced 1012m2 allotment with side access, massive upside here with the potential to subdivide/ granny flat/ additional dwelling (stca) and reap the rewards!- 100% Flood free location inside the medical dress circle, high growth corridor, prime real estate!- Plenty of side access on offer, ideal for the tradesman or someone needing to build a large shed with room to move on a huge/ very rarely found parcel of land- Fully fenced flat allotment ripe for dual occupancy and or sub division - A variety of subdivision options exist (stca), ideal investment/ land bank opportunity - Family friendly area, close by are a variety of parks, bike track, shops & schooling- Situated inside the medical precinct, this makes a perfect home for the young professional or a great high yielding investment property- Investors this one is ripper with a current rental appraisal at \$600-\$650 per week- Ideal land bank investment, sit back and let the tenant pay the property off whilst you plan the sub division or additional dwelling (stca) in the future - Properties in this area are highly sought after due to their close proximity to all hospitals and the CBD, they don't make blocks this in size in town anymore!- With a lot this size, the potential on offer is enormous for the savvy investor/ developer and we expect interest to be high- The property offers a large frontage of 20 meters and a Depth of 49.8m- A charming renovation with expansive floor plan, maintained well, this one is sure to impress- MUST BE SOLD TO FINALISE OWNERS FUTURE PLANS ELSEWHERE - VACANT FOR SALE PURPOSES!!- You will not find better value in the current market with so much potential on offer and such great returns, be very quick! SERIOUSLY GOOD VALUE, MOTIVATED SELLER SEEKS IMMEDIATE ACTION!IF YOU HAVE BEEN SEARCHING FOR A GREAT HOME, ON A HUGE BLOCK WITH UNLIMITED POTENTIAL...STOP LOOKING. OOZING OPPORTUNITY THIS ONE IS SUPER UNIQUE, MUST BE SOLD & AWAITING YOUR INSPECTION!***FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loaderspropety.com.au***CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!At a glance:Bedrooms: 4Bathrooms: 2Living: 3Solar: NoLand size: 1,012sqmSubdivision potential: YES (RES A Zoning currently)A/C - YESRates - Approx \$1900 p/hRental App - \$600-\$650 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***