

7 Rae Street, Bundaberg North, Qld 4670

House For Sale

Wednesday, 10 July 2024



7 Rae Street, Bundaberg North, Qld 4670

Bedrooms: 4

Bathrooms: 1

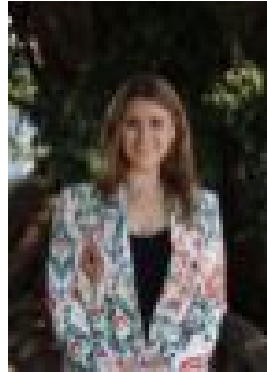
Parkings: 2

Area: 1012 m2

Type: House



Michael Dempsey  
0417605755



Tayla Bird  
0402460732

## Offers Above \$385,000

Discover the charm of this low-set Queenslander, perfectly positioned in North Bundaberg. Just a short 7-minute drive to the bustling CBD and 4 minutes to Northway Plaza, where you'll find a large IGA, butcher, chemist, and more. Enjoy the convenience of being within walking distance to a general store, bus stop, schools, and serene botanical gardens. This high and dry property has never been affected by floods and sits proudly on a generous 1012m<sup>2</sup> block. Step inside to a welcoming entryway that leads to a spacious lounge, perfect for family gatherings. The home boasts four bedrooms, two of which feature built-in wardrobes and ceiling fans, ensuring comfort year-round. The large dining area doubles as a second lounge, providing ample space for entertaining. The well-sized kitchen offers plenty of room for culinary adventures, and the bathroom includes a shower-bath combination with a separate toilet for added convenience. A dedicated laundry room completes the interior layout. Outside, the expansive backyard is fully fenced, providing a safe haven for children and pets. The property includes a double garden shed and a large double-bay lockable shed with enough space for a workshop at the back. A large rainwater tank ensures the gardens remain lush and green, while the brand-new roof adds peace of mind.

**Property Features:** - Low set Queenslander - 1012m<sup>2</sup> allotment - 4 Bedrooms - Built-ins and fans in 2 of the rooms - Large spacious lounge - Large dining area or 2nd lounge - Good-sized kitchen - Bathroom with shower-bath and separate toilet - Dedicated Laundry Room - Fully fenced - Double garden shed - Double bay lockable shed

This property is ideal for first-home buyers, families, keen renovators, or savvy investors. With a potential rental income of approximately \$450 per week, it presents a fantastic opportunity to secure a versatile and inviting home in a great location, close to all amenities. For more information, please contact Tayla Bird on 0402 460 732 or Michael Dempsey on 0417 605 755. \*\*Every effort has been made to verify the correct details of this marketing although neither the agent, vendor nor illustrator takes any responsibility for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should make their enquiries to verify the information and satisfy any concerns they may have. All fixtures shown may not be included in the sale & questions must be directed to the agent. \*\*