

7 Rossolini Street, Bundaberg South, QLD, 4670



House For Sale

Saturday, 31 August 2024

7 Rossolini Street, Bundaberg South, QLD, 4670

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House

MODERN QUEENSLANDER PERFECTLY POSITIONED

Step into a home that harmoniously blends classic charm with modern comforts. This newly renovated Queenslander is the epitome of stylish family living and presents an exceptional investment opportunity. Every feature has been thoughtfully updated to offer a sophisticated, yet practical living experience.

NOTABLE FEATURES:

- Spacious Layout: Featuring three generously sized bedrooms, including a master suite with an ensuite, a walk-in robe with ample storage, and air conditioning. The main bathroom boasts a freestanding bath and modern fixtures, adding a touch of luxury.
- Gourmet Kitchen: The heart of the home is a beautifully designed kitchen with a butler's pantry leading to the laundry. It's a culinary delight with modern finishes and ample storage, ideal for preparing meals and entertaining.
- Versatile Living Spaces: Enjoy a beautifully designed dining room, and an additional office space, complete with a ceiling fan and air conditioning unit. These flexible areas cater to both everyday living and special occasions.
- Practical Additions: Benefit from a front patio designed as a chillout zone, and downstairs fully enclosed for storage, and LED sensors with a key pin lock for added security.
- Classic Charm: The home features original tin pressed ceilings in the hallway, lounge and main bathroom and polished floors throughout, preserving its timeless appeal while offering contemporary updates. High ceilings throughout allow the bright sunlight and fresh breezes flow through the home, keeping all its occupants cool through the summer months.
- Eco-Friendly Benefits: A large 10kW solar system with 24 panels, power upgraded from 32kw to 64kw, solar mood lights downstairs, and a newly redone roof make this property energy-efficient and cost-effective.

EXTRA HIGHLIGHTS:

- Low Maintenance Yard: Spend more time enjoying your home with a neat, manageable yard.
- Convenient Access: Dual access points to the backyard enhance convenience for entertaining and outdoor activities.
- Exceptional Street Appeal: This Queenslander combines classic design with modern updates, offering impressive street appeal and a welcoming presence.

AT A GLANCE:

Bedrooms: 3

Bathrooms: 2

Office: Yes

Car Accommodation: 2

Land Size: 728m²

Air Conditioning: Yes

Solar: Yes (10kW with 24 panels)

Fully Fenced: Yes

RATES: Approx \$1600 + Water per half

RENTAL APPRAISAL: \$550 - \$600 Per Week

LOCATION: Situated in the sought-after Bundaberg South area, this home offers a serene environment with easy access to local amenities, schools, and parks. Enjoy the convenience of having everything you need just a short drive away.

DISTANCE TO FACILITIES (APPROX):

Hinkler Central Shopping Centre - 175m

Bundaberg State High School- 750m

Bundaberg Central State School - 600m

Bundaberg CBD - 1km

Bundaberg Base Hospital - 2.5km

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Dylan Macnamara 0422 929 854.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries to determine whether or not this information is in fact accurate.