



A & B/101 Bourbong, Bundaberg Central

UPSTAIRS CBD SUITES — HISTORIC CHARM MEETS MODERN CONVENIENCE

Positioned in the very heart of Bundaberg's bustling CBD, these versatile upstairs suites combine heritage character with exceptional convenience. Previously home to a long-standing dance studio for over 30 years, this unique property is now ready to welcome a new chapter.

Choose between the larger or smaller suite-or secure the entire upper level for maximum flexibility. Each suite enjoys access to a shared kitchen/meals area and toilet facilities, making them ideal for a wide range of professional, boutique, or creative purposes.

Step through beautifully restored French doors onto the expansive verandah overlooking Bourbong Street. Recently refurbished, this inviting outdoor space offers the perfect setting for coffee breaks, informal meetings, or simply enjoying the CBD outlook.

Property Features:

- Two upstairs suites available (lease individually or together)
- Larger suite includes an impressive vaulted ceiling

FOR LEASE

Commercial

BUILDING AREA

210sqm

AGENTS

The Property Management Team

AGENCY

LJ Hooker Bundaberg
(07) 4131 8000

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Smaller suite features a charming pressed-metal ceiling
- Wide verandah with French door access from each suite
- Shared kitchen/meals area plus shared toilet facilities
- " New external rear staircase providing convenient access
- " Two quality cafés located directly below
- " Ample on-street and council carpark options nearby
- " Gross lease —outgoings included
- Available Now

Location Highlights:

- Moments to major retail, banks, and dining options
- Short walking distance to Hinkler Central Shopping Centre
- Close to professional services, government offices, and medical providers
- Easy access to public transport and nearby council carparks
- Central location ideal for businesses wanting exposure and convenience
- Strong pedestrian and vehicle traffic along Bourbong Street

A rare opportunity to secure a character-filled, centrally located space-perfect for boutique offices, studios, wellness practitioners, or creative industries seeking a standout CBD address.

Opportunities like this don't last long - secure your place in the heart of Bundaberg today! Contact Tracey at LJ Hooker Bundaberg today - 07 4131 8000 or tcarmont@ljhookerbundaberg.com.au.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provide 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 in order to determine whether or not this information is in fact accurate.

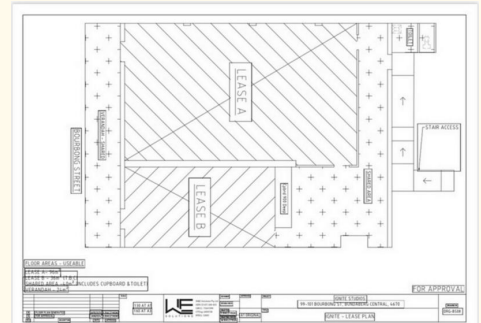
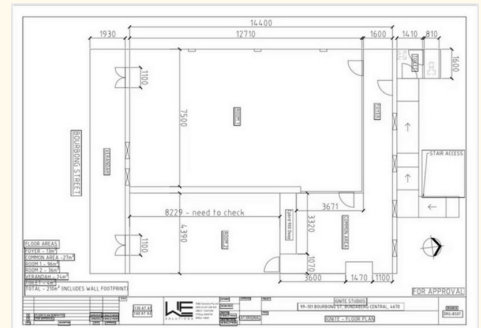
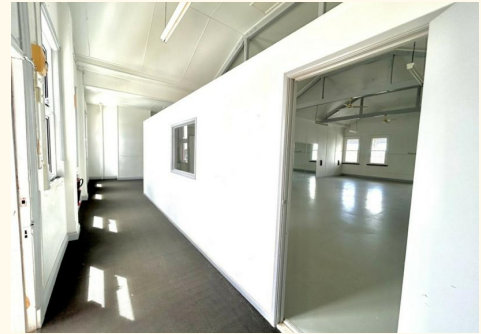
MORE DETAILS

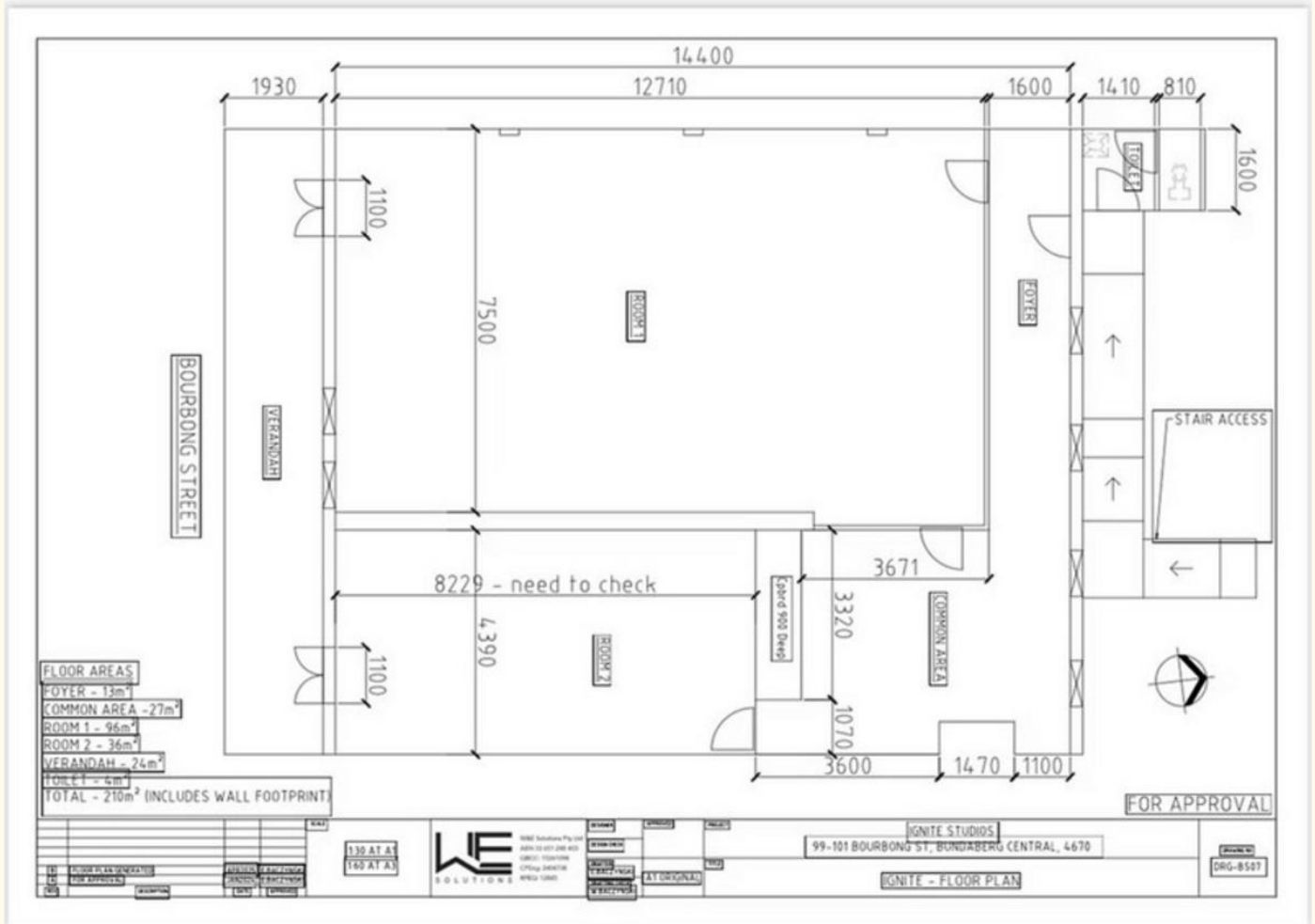
Property ID	1U3YGTV
Property Type	Offices Retail Other
Building Area	210 m2

The Property Management Team

Property Investment Manager

LJ Hooker Bundaberg (07) 4131 8000
 10 Bourbong Street, BUNDABERG QLD 4670
bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au





All information contained therein is gathered from relevant third parties sources.
 We cannot guarantee or give any warranty about the information provided.
 Interested parties must rely solely on their own enquiries.