



SOLD

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Bargara, 42 Wilfred Street

PERFECTLY POSITIONED WITH HUGE POTENTIAL

Looking for a property with character, charm, and endless possibilities? 42 Wilfred Street, Bargara, is a cottage that offers incredible potential to renovate, expand, or simply hold as is and secure a tenant to earn instant income. Whether you're looking for a project, a rental investment, or a future home, this property is brimming with opportunity.

This cottage features two cozy bedrooms and one bathroom, offering a functional layout that can easily be updated to suit modern tastes or expanded for more space. It's the perfect blank canvas for anyone with a vision to create their dream home or investment property.

The large double bay shed provides excellent additional storage space, whether you need a workshop, extra storage for tools and equipment, or parking for your vehicles. Additionally, there's a carport attached to the house, providing sheltered parking with convenient access directly into the home.

2 

1 

3 

For Sale

Offers Above \$499,000

View

ljhooker.com.au/1TG1GTV

Contact

Jonathon Olsen

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Kate Hutchinson

0431 234 282

khutchinson@ljhookerbundaberg.com.au

 **LJ Hooker**

LJ Hooker Bundaberg
(07) 4131 8000

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Both the front and back timber decks offer the perfect spots to relax and unwind while enjoying the coastal breezes. These decks also create fantastic spaces for outdoor entertaining, whether you're hosting friends or simply enjoying some quiet time outdoors. The property is fully fenced, ensuring privacy and security while providing a safe space for pets or children to play freely.

Located in a prime position, this property offers unparalleled convenience. It's situated in one of Bargara's most desirable areas, with a bus transport line right outside your door, making commuting easy. You'll also find yourself just moments from the beach, cafes, shops, and schools, offering both lifestyle and convenience in one.

BONUS POTENTIAL:

The property could easily be left as is and tenanted, providing immediate rental income. With its current layout and prime location, it's an ideal investment opportunity, requiring minimal work to start generating returns.

Whether you're looking to renovate and add value, expand the home to suit your needs, or leave it as a low-maintenance rental property, the choice is yours!

The location is unbeatable, and the potential is endless. Don't miss your chance to own this prime piece of real estate in one of Bargara's most popular spots.

AT A GLANCE:

- Bedrooms: 2
- Bathrooms: 1
- Car Spaces: 3
- Land Size: 606m²

RATES: Approximately \$1500 per half year (excluding water)

RENTAL APPRAISAL: Approx. \$450 - \$480 Per Week

DISTANCE TO FACILITIES (APPROX):

- * Bundaberg CBD: 14.5km
- * Bundaberg Base Hospital: 17.1km
- * Friendly Society Private Hospital: 16.3km
- * St Lukes Anglican School: 11.8km
- * Bargara State Primary School: 5.3km
- * Bargara Central: 5.6km
- * Bargara Beach Hotel: 4.6km
- * Kelly's Beach: 4.4km

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Kate Hutchinson on 0431 234 282 or Selling Principal Jonathon Olsen on 0409 534 533.

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 in order to determine whether or not this information is in fact accurate.



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More About this Property

| | |
|----------------------|---------|
| Property ID | 1TG1GTV |
| Property Type | House |
| Land Area | 606 m2 |

Jonathon Olsen 0409 534 533

Principal, Licenced & Auctioneer | jolsen@ljhookerbundaberg.com.au

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