




2/32 Whalley Street, Bargara

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## BUY NOW, MOVE IN LATER - ENTRY LEVEL UNIT IN A DESIRABLE BARGARA POCKET

**FOR SALE**  
Offers Above \$440,000

### AGENTS

Kate Hutchinson  
0431 234 282  
khutchinson@ljhookerbundaberg.com.au

Jennifer Candy  
0412 103 410  
jcandy@ljhookerbundaberg.com.au

### AGENCY

LJ Hooker Bundaberg  
(07) 4131 8000

Located in the heart of Bargara, just a short stroll to the beach sits this front-facing, low-set brick unit in a small, tightly held, well maintained complex of four. It enjoys coastal breezes and proximity to the ocean, offering a rare entry-level opportunity in one of Bargara's most established and desirable pockets.

This affordable two-bedroom, one-bathroom unit boasts a separate kitchen and dining area, lounge with box-style air conditioner and ceiling fan, main bathroom with shower-over-bath combo, separate laundry, private front courtyard, and dedicated carport. Internally in original condition, the unit presents an excellent opportunity to update or renovate and add value.

Currently tenanted by a long-term occupant, the property provides immediate, reliable rental income, with the flexibility to continue as a secure investment or transition into your own coastal retreat in the future.

Its central location provides the best of coastal living, just streets from

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

the beach, a short walk to cafes, and directly opposite Sandhills Sports Club, home to Bargara Bowls and a popular spot for a relaxed meal. This unit is ideal as a beach home base or investment property, with unlimited potential for lifestyle enjoyment and long-term value.

**AT A GLANCE:**

- Bedrooms: 2
- Bathrooms: 1
- Car Accommodation: 1
- Air-conditioning: Yes (main living area)

**RATES:** Approximately \$1,910 per half year (excluding water)

**RENTAL APPRAISAL:** \$420 —\$450 per week

**OCCUPANCY:** Currently Tenanted (long term tenancy) until October 2026

**BODY CORPORATE:** Approximately \$3,120 per annum

**KEY FEATURES:**

- Entry-level buying opportunity in the highly sought-after Bargara market
- Situated just moments from the oceanfront, cafes, shops, and walking paths
- Long-term, reliable tenancy offering immediate rental return
- Low-maintenance design - ideal for investors, downsizers, or first-home buyers
- Set in a quiet, established complex within a peaceful neighbourhood
- Convenient access to Bargara Central Shopping Centre, local schools, and medical services

Bargara is Bundaberg's jewel of the coast - a destination where relaxed seaside charm meets everyday convenience. Stroll along the Esplanade, enjoy morning swims or coffees by the water, and take advantage of the region's renowned outdoor lifestyle.

From its golden beaches and coastal pathways to its family-friendly community and boutique eateries, Bargara offers the best of both worlds - a prestigious coastal address with a genuine sense of warmth and belonging.

**DISTANCE TO FACILITIES (APPROX):**

- " Bargara Beach: 1.0km
- " Bargara Esplanade & Cafés: 1.0km
- Bargara Central Shopping Centre: 1.2km
- Bundaberg CBD: 13.0km
- Bundaberg Base Hospital: 14.0km
- Coral Coast Golf Club: 2.5km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Kate Hutchinson on 0431 234 282 or Jennifer Candy on 0412 103 410 to arrange your private viewing today.

**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 1U04GTV  
Property Type Unit  
Land Area 83 m2

### **Kate Hutchinson 0431 234 282**

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### **Jennifer Candy 0412 103 410**

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