



12 Dawson Street, Bundaberg East

## THE PERFECT START - BIG BLOCK, QUIET LOCATION

Positioned at the end of a quiet cul-de-sac in Bundaberg East, this solid brick home presents an affordable opportunity for first home buyers, investors, renovators or those seeking a well-built home with plenty of space around them. Offered to the market for the first time and having been lovingly held by the original owner, this property offers honest value and endless potential.

Set on a generous 1,223m<sup>2</sup> allotment, the home provides a practical layout with three bedrooms, one bathroom and an attached double garage with internal access. An updated kitchen and bathroom provide a fresh feel throughout, creating a comfortable home ready to be enjoyed immediately.

The large block is a standout feature, offering ample space for caravans, boats, gardens and children's play equipment, while a convenient garden shed provides additional storage for tools and outdoor essentials. Positioned at the end of a peaceful cul-de-sac, the property enjoys privacy and minimal passing traffic, all while remaining within easy reach of schools, shopping centres, sporting facilities and the Bundaberg CBD.

3  1  2 

### FOR SALE

Offers Above \$565,000

### VIEW

Sat 6th Jun @ 10:30AM - 11:00AM

### AGENTS

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### 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**

The property was affected during the 2013 Bundaberg flood event and subsequently underwent repairs and renovations. Buyers seeking an entry-level property with space, potential and a transparent history will appreciate the opportunity on offer.

**AT A GLANCE:**

- Bedrooms: 3
- Bathrooms: 1
- " Car Accommodation: 2
- " Land Size: 1,223m<sup>2</sup>
- Construction: Brick

**KEY FEATURES:**

- Offered to the market for the first time
- Solid brick construction
- Attached double garage with internal access
- Quiet cul-de-sac position
- Expansive 1,223m<sup>2</sup> allotment
- Low-maintenance yard
- Plenty of room for sheds, pool, caravan or boat storage (STCA)
- Entry-level buying opportunity with future upside

**DISTANCE TO FACILITIES (APPROX):**

- Bundaberg CBD: 4km
- Bundaberg East State School: 1.5km
- Hinkler Central Shopping Centre: 4km
- Bundaberg Base Hospital: 5km
- Bundaberg Airport: 5km
- Public Transport: 500m

**RATES (APPROX):** \$1,750 per half year (excluding water)

**FLOOD HISTORY:** Affected in the 2013 Bundaberg flood event and renovated following the flood.

Whether you're looking to enter the market, secure an investment property or find a home where you can add your own touches over time, this property offers an affordable opportunity on a rarely available sized allotment.

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent Kate Hutchinson on 0431 234 282 to register your exclusive and private inspection.

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 1UJMGTV  
Property Type House  
Land Area 1223 m2  
Including Toilets (2)  
Built-in-Robes  
Secure Parking

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

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