







13 Olsen Street, Bundaberg East

HUGE PRICE MOVEMENT — FOUR BEDROOMS, THREE-BAY SHED & ENDLESS POSSIBILITIES

Set on a generous 809m2 block in Bundaberg East, 13 Olsen Street presents an excellent entry-level opportunity for buyers looking for a four-bedroom home with an impressive 12m x 7.5m three-bay powered shed and the potential to make the property their own. Currently tenanted, it also offers the flexibility to continue as an investment or become a future home.

Inside, the home offers four bedrooms, all complete with built-in wardrobes and carpet flooring. New lighting and blinds throughout provide a fresh finish to the interiors, while the practical layout delivers comfortable everyday living and a solid foundation for the next owner.

The kitchen is practical and well equipped with good storage, a convenient walk-in pantry and freestanding electric cooking, while overlooking the dining area. From here, the adjoining laundry provides direct access through to the rear deck, creating a natural connection between the home's interior and outdoor area.

4 1 3

FOR SALE
Offers Above $520,000

VIEW
Sat 14th Nov @ 10:00AM - 10:30AM

AGENTS

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AGENCY

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

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Outside, the front deck sits amongst the established gardens, creating a private and shaded spot to sit and enjoy the surrounds. The rear deck overlooks the backyard, while exterior shutters to the front and rear windows provide added privacy and shade. External shade blinds to the rear windows offer further protection from the sun.

A standout feature of the property is the substantial three-bay shed, accessed directly via the concrete side driveway. Fully powered and incorporating a dedicated workshop area, this impressive space is ideal for multiple vehicles, tradespeople, storage, equipment, projects or recreational hobbies.

AT A GLANCE
- Bedrooms: 4
- Bathrooms: 1
- Shed: 12m x 7.5m three-bay powered shed with workshop
- Land Size: 809m2
- Fully Fenced: Yes
- Side Access: Yes

RATES: Approximately $2,050 per half year, including water
OCCUPANCY: Currently tenanted at $375 per week until 23/01/2027
RENTAL APPRAISAL: $600 —$650 per week

KEY FEATURES:
- Four-bedroom home with built-in wardrobes
- Generous block size with concrete side access
- Front and rear decks for entertaining or quiet enjoyment
- Established, well-manicured gardens
- External paint completed in 2023
- New lighting and blinds throughout
- Substantial 12m x 7.5m powered shed with workshop

DISTANCE TO FACILITIES:
- Bundaberg CBD: 3.6km
- Bundaberg East State School: 850m
- Hinkler Central Shopping Centre: 3.7km
- Bundaberg Base Hospital: 5.2km
- Bundaberg Airport: 8.8km
- Public Transport: 400m

The property can only be truly appreciated upon inspection. To arrange your private viewing, please contact Exclusive Listing Agents, Kate Hutchinson on 0431 234 282 or Jonathon Olsen on 0409 534 533.

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

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MORE DETAILS

Property ID	1UTJGTV
Property Type	House
Land Area	809 m2
Including	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Fully Fenced











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