



7 Campbell Street, Bundaberg East




## RENOVATED COTTAGE - SECURE RENTAL INCOME AND DEVELOPMENT APPROVAL

This well maintained and recently renovated 3 bedroom Queenslander Cottage blends classic character with modern comfort, presenting an excellent investment opportunity with DA Approval potential.

Inside, you'll find traditional high ceilings that invite in cool breezes, freshly painted interiors, and new flooring installed within the past 12 months for a bright, refreshed feel. The dedicated office connects to the front veranda, making it ideal for working from home, welcoming guests, or a private retreat.

The open plan kitchen and dining area features updated all electric appliances and is perfectly positioned for everyday family living. The main bathroom is located upstairs off the dining area, with a separate toilet downstairs near the laundry.

Outside, a spacious, partially fenced yard offers room for entertaining or play, complemented by a large 2-bay carport at the rear and an additional single-bay carport on the side.

3  1  3 

**FOR SALE**  
\$475,000

### AGENTS

Jonathon Olsen  
0409 534 533  
jolsen@ljhookerbundaberg.com.au

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

### AGENCY

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.

 **LJ Hooker**

Combining the charm of a traditional Queenslander with the practicality of modern updates, secure rental income, and future development potential, this property is an outstanding investment choice.

#### AT A GLANCE:

- Bedrooms: 3 + Office
- Bathroom: 1
- Car Accommodation: 3
- Ceiling Fans: Yes
- Development Zone Industry: Yes

#### DISTANCE TO FACILITIES (APPROX):

- St Lukes Anglican School: 1.9km
- Bargara Beach : 9.7km
- Bundaberg East State School: 3.1km
- Eastside Little Learners: 2.2km
- Kepnock State Highschool: 4.8km
- Bundaberg CBD: 5.4km
- Bundaberg Base Hospital: 7.2km

RENTAL APPRAISAL: \$560 - \$580 Per Week

OCCUPANCY: Currently Tenanted at \$560 Per Week until June 2026

RATES: Approx. \$1,950 Excluding Water

FLOOD HISTORY: Affected in 2013 floods

This exceptional property won't last long on the market-seize the opportunity to make Inspiration Court your new address. Contact us today to arrange a viewing and secure this elegant family home! So don't miss your chance. Contact Exclusive Marketing Agent, Jonathon Olsen on 0409 534 533 or Jennifer Candy on 0412 103 410.

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.

#### MORE DETAILS

Property ID	1U06GTV
Property Type	House
Land Area	837 m2
Including	Toilets (1)

#### Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | [jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

#### Jennifer Candy 0412 103 410

Sales Consultant | [jcandy@ljhookerbundaberg.com.au](mailto:jcandy@ljhookerbundaberg.com.au)

#### LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

[bundaberg.ljhooker.com.au](http://bundaberg.ljhooker.com.au) | [admin@ljhookerbundaberg.com.au](mailto:admin@ljhookerbundaberg.com.au)

