



10 Brewer Street,, Bundaberg North

RIVER VIEWS, LARGE BLOCK & INVESTMENT APPEAL

Located in a quiet street in Bundaberg North, 10 Brewer Street presents a solid investment opportunity in a convenient and well-established area. Set on a large block overlooking the Burnett River, the property combines position, space, and immediate rental return, making it an attractive option for the savvy investor.

The home features a functional split-level design, with the main living areas positioned on the upper level. Upstairs includes comfortable living and dining spaces filled with natural light and airflow, complemented by timber flooring and neutral tones for a warm, low-maintenance feel. Air-conditioning in the living area and kitchen ensures year-round comfort.

The upper level also accommodates two bedrooms, one fitted with a ceiling fan, along with a centrally located, neat and functional bathroom.

The kitchen is spacious and practical, offering ample cupboard and drawer storage. Equipped with electric appliances including a stove and oven, it connects seamlessly to the dining area and overlooks the backyard, making it ideal for everyday living.

2 1 3

FOR SALE
Offers Above \$599,000

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

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.



Downstairs, the split-level layout provides excellent versatility, featuring a rumpus room, garage, laundry, and a secondary toilet. This level offers flexible space suitable for a second living area, home office, or storage, with direct internal access adding convenience and functionality.

The fully fenced yard offers privacy and security, while the elevated position and generous block size provide a peaceful outlook toward the Burnett River-adding long-term appeal for both tenants and future owners.

Located close to schools, childcare centres, shopping facilities, parks, and the Bundaberg CBD, the property is well positioned for strong tenant demand and long-term growth.

AT A GLANCE:

- Bedrooms: 2 + Additional Rumpus
- Bathroom: 1
- Toilets: 2
- Air-conditioning: Yes, living and kitchen areas
- Fully fenced: Yes
- Block Size: 1,492m²

RATES: Approx \$2,000 + water per half year

OCCUPANCY: Currently Tenanted at \$550 Per Week

LOCATION HIGHLIGHTS (APPROX):

- Bundaberg North State School: 1.5km
- Bundaberg CBD: 2km
- Hinkler Central Shopping Centre: 2.5km
- Bundaberg Base Hospital: 3km

- THIS PROPERTY WAS FLOOD AFFECTED IN THE 2013 FLOODS*

This property represents an affordable and practical investment option in a sought-after Bundaberg North location. For further information or to arrange an inspection (subject to tenancy conditions), contact the Exclusive Listing Agent today.

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. All interested parties are responsible for their own independent enquiries.

MORE DETAILS

Property ID 1UJPGTV
Property Type House
Land Area 1492 m2
Including Air Conditioning
Toilets (2)
Outdoor Entertaining
Floorboards
Workshop
Built-in-Robes
Secure Parking
Fully Fenced

Kate Hutchinson 0431 234 282

Sales Manager | khutchinson@ljhookerbundaberg.com.au

Jennifer Candy 0412 103 410

Sales Consultant | jcandy@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au

