



13 Queen Street, Bundaberg North

HIGH YIELD QUEENSLANDER INVESTMENT

Perfectly positioned just minutes from the Bundaberg CBD, this updated Queenslander represents a smart investment opportunity with strong rental returns and long-term growth potential. Refreshed and offering a solid tenancy paying \$540 per week, this home is a ready-made performer for your portfolio.

Set on a secure 506m² block, enjoy the convenience of being able to walk to schools, shops, public transport, and the Burnett River. With Bundaberg North's reputation for affordability and ongoing rental demand, investors can secure both reliable income and future capital upside.

Inside, the property blends traditional charm with modern updates. Three bedrooms provide ample accommodation, the lounge features a ceiling fan for comfort, and the kitchen is equipped with an electric stove, good cupboard space, and a generous bench area. A modern bathroom with separate shower and toilet adds to the appeal, while the sunroom at the front of the home offers versatility as a study, playroom, or quiet retreat.

- maintenance vinyl flooring, easy-care gardens, and a fully fenced yard reduce upkeep, making this property both attractive and

3 1 1

FOR SALE
Offers Above \$425,000

AGENTS

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



stress-free.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1
- " Car Accommodation: 1
- " Land Size: 506m²
- Ceiling Fans: Yes

KEY FEATURES:

- Solid rental yield potential with immediate tenant appeal
- Character Queenslander with high ceilings and tongue & groove walls
- Modern kitchen and bathroom upgrades
- Fully fenced yard with low-maintenance gardens
- Prime location close to CBD, schools, shops, and public transport

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 1.5km
- North Bundaberg State School: 950m
- Northway Shopping Centre: 1.2km
- Public Transport: 500m
- Bundaberg Base Hospital: 3.5km
- Burnett River: 500m

RATES: Approximately \$1,700 per half year (excluding water)
OCCUPANCY: Currently Tenanted at \$540 Per Week

FLOOD HISTORY: Affected in 2013 floods

With a competitive entry price, reliable rental demand, and a location that continues to grow in popularity, this property is an ideal addition to any investment portfolio.

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.

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	1TZBGTV
Property Type	House
Land Area	506 m2
Including	Fully Fenced

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