



3 Stoutley Street, Bundaberg North

## SOLID BRICK HOME WITH HUGE SHED & EXTENSIVE UPGRADES

Offering an impressive combination of space, practical upgrades and exceptional shed facilities, this solid brick home presents a fantastic opportunity for first-home buyers, families, investors, tradies or anyone looking for additional storage and workshop space.

The home has undergone a number of worthwhile improvements, including an updated kitchen and bathroom, re-stumping, rewiring to both the house and shed, LED lighting throughout. The home also offers excellent accessibility features, including a front access ramp and an easy-access walk-in shower, providing added practicality for buyers with varying mobility needs.

Inside, the updated kitchen is complete with a dishwasher and flows into the open-plan living and dining area. Air conditioning keeps the main living space comfortable year-round, while floating floors provide an attractive and easy-care finish. Front and rear verandahs extend the living outdoors, offering plenty of space to relax or entertain.

A major highlight of the property is the substantial 11m x 6m double-bay shed. Complete with power and mezzanine storage, it provides excellent space for vehicles, tools, equipment or a serious workshop

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**FOR SALE**  
Offers Above \$599,000

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

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setup. Security lighting adds further practicality.

Water flexibility is another great feature, with two 5,000-litre water tanks connected to a pump system that allows the property to operate from either mains or tank water.

Set on a generous 782m2 corner allotment, the property offers excellent access to the shed, established gardens and plenty of usable outdoor space, making this a practical and versatile home with plenty to offer.

#### AT A GLANCE

- Bedrooms: 2 + converted garage/additional room
- Bathrooms: 1
- Car Accommodation: 4 Garage, 2 Carport, 2 Car Pads
- Land Size: 782m2
- Shed: 11m x 6m with power, lighting & mezzanine
- Water Tanks: 2 x 5,000L with pump
- Solar: 4.41kW system + solar hot water

OCCUPANCY: Owner Occupied

RATES: Approx. \$1,600 per half year

RENTAL APPRAISAL: \$630 - \$650 Per Week

#### DISTANCE TO FACILITIES (APPROX):

- Grow Early Education Bundaberg North: 1.2km
- Bundaberg North State School: 1.2 km
- Bundaberg CBD: 1.8km
- Hinkler Central: 2.2km
- Bundaberg Base Hospital: 2.7km
- Bundaberg Airport: 8.4km

Conveniently positioned close to schools, shopping, medical facilities and the Bundaberg CBD, this is a property that offers far more than first impressions suggest.

Whether you're looking for an affordable home with the hard work already done, extra space for the family, or a property with an exceptional shed and workshop setup, this one deserves an inspection. The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Kate Hutchinson on 0431 234 282.

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 this information is in fact accurate.

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 1US9GTV              |
| Property Type | House                |
| Land Area     | 782 m2               |
| Including     | Air Conditioning     |
|               | Deck                 |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Workshop             |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |
|               | Solar Panels         |
|               | Water Tank           |

**Kate Hutchinson 0431 234 282**

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