



35 Steuart Street, Bundaberg North

HIGH-SET INVESTMENT OPPORTUNITY WITH SHED, SPACE & STRONG LONG-TERM UPSIDE

Positioned in the consistently popular suburb of Bundaberg North, 35 Steuart Street presents an outstanding opportunity for investors seeking immediate rental appeal combined with strong long-term growth potential. With its solid highset construction, functional layout, and valuable infrastructure including a double bay shed and extensive under-house space, this property offers the key fundamentals of a reliable and versatile investment.

The home's elevated design not only enhances street appeal but also provides practical advantages, including additional storage, improved airflow, and future flexibility. Inside, polished timber flooring, neutral finishes, and abundant natural light create a welcoming and low-maintenance environment highly attractive to quality tenants. The air-conditioned living area offers year-round comfort, while the functional layout ensures everyday practicality.

The kitchen is well-equipped with ample bench space, generous

3 1 2

FOR SALE

Offers Above \$569,000

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cabinetry, and modern appliances including a dishwasher, supporting long-term durability and tenant satisfaction. Its open connection to the living and dining areas enhances livability and ensures the home meets modern rental expectations.

All three bedrooms are well sized and filled with natural light, with the main bedroom featuring built-in mirrored wardrobes and air conditioning - features that enhance tenant appeal and retention. The renovated bathroom adds further value, offering contemporary finishes, a walk-in shower, and modern fixtures that reduce the need for immediate capital expenditure.

One of the property's standout investment features is the extensive under-house area, providing exceptional storage, workshop potential, or future value-adding opportunities (STCA). The large double bay shed further enhances the property's functionality, appealing strongly to tenants requiring secure vehicle accommodation or additional storage.

Situated on a generous, fully usable block with excellent access, the property offers flexibility for future improvements, which may support both rental growth and capital appreciation over time. Its location in Bundaberg North places it within close proximity to schools, shopping, medical facilities, and the Bundaberg CBD, ensuring ongoing tenant demand and long-term desirability.

With its combination of solid construction, modern updates, excellent storage infrastructure, and strategic location, 35 Steuart Street represents a smart addition to any investment portfolio or an ideal entry point into the Bundaberg property market with clear long-term upside.

AT A GLANCE:

- Bedrooms: 3 + 2 Sunrooms
- Bathrooms: 1
- Car Accommodation: 2 (double bay shed)
- Air-conditioning: Yes (living area and main bedroom)
- Ceiling Fans: Yes
- Construction: Highset timber home
- Storage: Extensive under-house storage + shed
- Block: Generous, fully usable allotment

KEY FEATURES:

- Strong tenant appeal with functional, low-maintenance layout
- Air-conditioned living and main bedroom to support rental demand
- " Renovated bathroom reducing near-term capital expenditure
- " Large double bay shed —highly desirable tenant feature
- Extensive under-house space offering flexibility and future potential
- " Elevated highset design —durable and practical construction
- Generous block size with future improvement potential (STCA)
- Located in established suburb with consistent rental demand
- Close proximity to CBD, schools, medical, and retail precincts

RATES: \$1780 Approx Plus Water

TENANCY: Currently Tenanted at \$530 Per Week expiring 12/11/2026

RENTAL APPRAISAL: \$550-\$580 Per Week

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 3.5km
- Bundaberg North State School: 1.2km
- Bundaberg Base Hospital: 4.2km
- Sugarland Shopping town: 6.0km
- Bundaberg Airport: 7.5km
- Local shops & convenience stores: 1.5km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Jennifer Candy 0412 103 410.

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MORE DETAILS

Property ID	1U9HGTV
Property Type	House
Land Area	807 m2
Including	Air Conditioning Floorboards Built-in-Robes Fully Fenced

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