







44 Loeskow Street, Bundaberg North

A LOT TO LIKE ON LOESKOW

Neat, tidy and thoughtfully upgraded, 44 Loeskow Street offers the kind of space and practicality that is increasingly hard to find.

Set on a generous 809m2 fully fenced block, the home features a modern kitchen positioned at the heart of the home, connecting with the dining and lounge areas. Finished throughout in a timeless, neutral palette, with a modern feel that will appeal to both homeowners and tenants alike.

Three generous sized bedrooms are complete with built-in cupboards and ceiling fans, while security screens and doors provide added comfort. The modern bathroom features a shower over bath, contemporary vanity and large linen press, with a separate toilet and practical internal laundry adding to the home's functionality.

Outside is where the property really delivers. A new Colorbond front fence gives the home a fresh street presence, while dual side access leads through to the large, flat backyard and rear 5m x 8m shed. There is plenty of room for vehicles, storage, a workshop, pets, children or entertaining.

For investors, the work is already done. With the home thoughtfully upgraded and presenting neatly, you can look to secure an income

3 1 3

FOR SALE
Offers Above $545,000

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

AGENTS

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AGENCY

LJ Hooker Bundaberg
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Interested parties must rely solely on their own enquiries.

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stream from day one. For the owner-occupier, it's just as simple, move in and enjoy a well-presented home with plenty of room to live, entertain and make the most of the backyard.

Whether you're looking for your next home or your next investment, there's a lot to like on Loeskow.

AT A GLANCE:
- Bedrooms: 3
- Bathrooms: 1
- Car: 3
- Ceiling Fans: Yes (all bedrooms & living)
- Land Size: 809m2
- Shed: Yes 5m x 8m
- Fully Fenced: Yes
- Dual Access: Yes

KEY FEATURES:
- Security screens & doors throughout
- Tiles to kitchen, bathroom and laundry
- Carpet throughout the remainder of the home
- Multiple vehicle accommodation
- Close to local schools, shops, and amenities
- Plenty of room for vehicles, storage and hobbies

RATES: Approx. Council Rates: $1,960 Per Half Year (excluding water)
OCCUPANCY: Currently Tenanted at $450 Per Week until 15/12/2026
RENTAL APPRAISAL: $550 - $600 Per Week

DISTANCE TO FACILITIES:
- Grow Early Education Bundaberg North: 1.0km
- Bundaberg North State School: 1.1km
- Bundaberg CBD: 2.1km
- Hinkler Shopping Center: 2.6km
- IGA SUPA North Bundaberg: 1.2km
- Bundaberg Base Hospital: 2.8km
- Bundaberg Botanical Gardens: 1.9km

The home can only be fully appreciated upon viewing. To arrange your private inspection, please 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.

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MORE DETAILS

Property ID	1URVGTV
Property Type	House
Land Area	809 m2
Including	Toilets (1)
	Built-in-Robes
	Fully Fenced

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