



45 Fairymead Road, Bundaberg North

TIMELESS FAMILY LIVING ON A GENEROUS FLOOD-FREE ALLOTMENT

Nestled in the heart of Bundaberg North, 45 Fairymead Road is a property that immediately feels like home. Offering plenty of space for a growing family and positioned on a generous block in a flood-free location, this is an opportunity to enjoy comfortable living with everything you need close at hand. Whether it's watching the kids play in the backyard, hosting family barbecues on the weekend, or simply enjoying the peace and convenience of an established neighbourhood, this home provides the foundations for years of happy memories.

Inside, the home features three well-sized bedrooms, a functional family bathroom, and inviting living areas where everyone can come together at the end of the day. Natural light filters throughout the home, creating a warm and welcoming atmosphere, while ceiling fans ensure year-round comfort for the whole family. The practical layout offers a seamless flow between living spaces, making everyday life easy, while still providing room for everyone to enjoy their own space. Filled with character and potential, the home is ready to be enjoyed as is or gradually updated to reflect your own style and vision.

3 1 2

FOR SALE

Offers Above \$549,000

VIEW

Wed 14th Oct @ 5:15PM - 5:45PM

AGENTS

Dylan Macnamara
0422 929 854
dmacnamara@ljhookerbundaberg.com.au

AGENCY

LJ Hooker Bundaberg
(07) 4131 8000

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



Step outside and you'll find a spacious backyard with plenty of room for children to play, pets to roam, or weekend gatherings with family and friends. With accommodation for two vehicles and ample outdoor space, there is also potential to further enhance the property to suit your needs over time.

Whether you're searching for your first home, a solid investment, or a place where your family can create lasting memories, 45 Fairymead Road offers comfort, convenience, and endless potential in one of Bundaberg North's most accessible locations.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 2
- Ceiling Fans: Yes
- Outdoor Entertaining: Covered front and rear patio
- Shed: Separate powered shed
- Yard: Vehicle access

RATES: Approx. \$1950 (Excluding water)

RENTAL APPRAISAL: \$600 - \$630 per week

KEY FEATURES:

- Prime Bundaberg North location (flood free)
- Beautiful, polished timber flooring throughout
- Spacious open-plan living and dining areas
- Split-system air conditioning and ceiling fans
- Outdoor entertaining area
- Large backyard with plenty of room for future improvements
- Bay shed with vehicle access

DISTANCE TO FACILITIES (APPROX):

- " Bundaberg Base Hospital —3.3km
- " Sugarland Shopping Centre —6.1km
- " Bundaberg CBD —2.9km
- " Bundaberg North State High School —1.1km
- " Bundaberg State High School —3.8km
- " Bundaberg North State School —1.3km
- " Hinkler Central Shopping Centre —3.4km
- " Bundaberg Airport —7.8km
- " Bargara Beach —17km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Dylan Macnamara on 0422 929 854 to arrange a time to view this property.

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	1UUQGTV
Property Type	House
Land Area	809 m2
Including	Toilets (1)
	Balcony
	Outdoor Entertaining
	Secure Parking

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Sales Consultant | dmacnamara@ljhookerbundaberg.com.au

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