






11 Castlereagh Street, Bundaberg South

CHARACTER, COMFORT & OPPORTUNITY ON 919M² RES B BLOCK

Nestled in a convenient pocket of Bundaberg South on a quiet one-way street, 11 Castlereagh Street presents a humble yet inviting weatherboard cottage filled with character and practicality. Set on a generous 919m² Res B zoned block, this property offers an excellent opportunity for first-home buyers, investors, or those seeking a home with plenty of potential.

Step inside to a cosy living area, where timber floors and natural light combine to create a warm and welcoming atmosphere. The home features three well-sized bedrooms, serviced by two bathrooms, providing flexibility for families or shared living arrangements. Two air-conditioning units ensure year-round comfort.

The kitchen is neat and functional, offering ample storage and workspace, and connects seamlessly to the dining area. Downstairs, you'll find an open-plan extension with laundry facilities, along with a second toilet and bathroom positioned on opposite sides for added convenience.

3  2  1 

FOR SALE

Please Call

AGENTS

Jonathon Olsen

0409 534 533

jolsen@ljhookerbundaberg.com.au

AGENCY

LJ Hooker Bundaberg

(07) 4131 8000

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Outside is where the property truly shines. The expansive block provides ample space for future improvements, gardens, or simply room to enjoy. A single lock-up garden shed offers practical storage and workspace for tools and projects.

Simple, charming, and full of potential, this cottage is ready for its next chapter.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 2
- Car Accommodation: 1 (lock-up shed)
- Air-conditioning: Yes (2 units)
- Zoning: Res B
- Flood Zone: Outside flood zone
- Colorbond Fence: Front & Rear
- Roof: Replaced within the last 10 years

RATES: Approx. \$2,000 Per Half Excluding Water

OCCUPANCY: Currently Tenanted Privately

RENTAL APPRAISAL: \$560 - \$600 Per Week

KEY FEATURES:

- " Classic weatherboard cottage with character appeal
- " Spacious 919m² block with future potential (Res B zoning)
- Two bathrooms for added convenience
- Functional kitchen and open-plan living
- Tidy front patio for outdoor enjoyment
- Single lock-up garden shed with workspace
- Generous yard space for vehicles, pets, or expansion
- Convenient Bundaberg South location on a quiet street

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 2.5km
- Hinkler Central Shopping Centre: 3.0km
- Bundaberg Base Hospital: 3.5km
- Bundaberg South State School: 1.5km
- Bundaberg State High School: 2.0km
- Bundaberg Train Station: 2.8km
- Bundaberg Airport: 5.5km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal Jonathon Olsen on 0409 534 533.

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 1UGAGTV
Property Type House
House Size 131 m2
Land Area 919 m2
Including Air Conditioning
Fully Fenced

Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au



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