






11 Castlereagh Street, Bundaberg South

## CHARACTER, COMFORT & OPPORTUNITY ON 919M<sup>2</sup> 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 919m<sup>2</sup> 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

Offers Above \$535,000

### VIEW

Sat 9th May @ 12:00PM - 12:30PM

### AGENTS

Jonathon Olsen  
0409 534 533  
jolsen@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.

 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 919m<sup>2</sup> 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

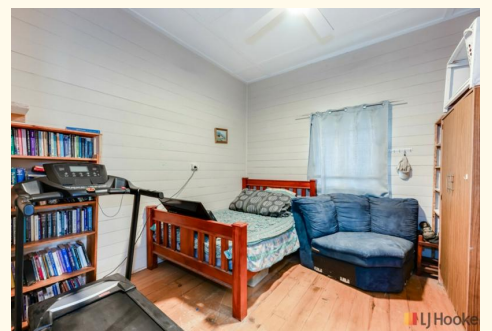
**Jonathon Olsen 0409 534 533**

Principal, Licencee & Auctioneer | [jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

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