

## Bundaberg South, 7 Rossolini Street

### MODERN QUEENSLANDER PERFECTLY POSITIONED

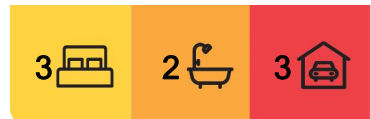
Step into a home that harmoniously blends classic charm with modern comforts. This newly renovated Queenslander is the epitome of stylish family living and presents an exceptional investment opportunity. Every feature has been thoughtfully updated to offer a sophisticated, yet practical living experience.

#### NOTABLE FEATURES:

- Spacious Layout: Featuring three generously sized bedrooms, including a master suite with an ensuite, a walk-in robe with ample storage, and air conditioning. The main bathroom boasts a freestanding bath and modern fixtures, adding a touch of luxury.
- Gourmet Kitchen: The heart of the home is a beautifully designed kitchen with a butler's pantry leading to the laundry. It's a culinary delight with modern finishes and ample storage, ideal for preparing meals and entertaining.
- Versatile Living Spaces: Enjoy a beautifully designed dining room, and an additional office space, complete with a ceiling fan and air conditioning unit. These flexible areas



**Disclaimer:** 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.



**For Sale**  
Offers Above \$520,000

**View**  
[ljhooke.com.au/1SYFGTV](https://ljhooke.com.au/1SYFGTV)

**Contact**  
**Jonathon Olsen**  
0409 534 533  
[jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)  
**Dylan Macnamara**  
0422 929 854  
[dmacnamara@ljhookerbundaberg.com.au](mailto:dmacnamara@ljhookerbundaberg.com.au)

**LJ Hooker Bundaberg**  
**(07) 4131 8000**

cater to both everyday living and special occasions.

- Practical Additions: Benefit from a front patio designed as a chillout zone, and downstairs fully enclosed for storage, and LED sensors with a key pin lock for added security.
- Classic Charm: The home features original tin pressed ceilings in the hallway, lounge and main bathroom and polished floors throughout, preserving its timeless appeal while offering contemporary updates. High ceilings throughout allow the bright sunlight and fresh breezes flow through the home, keeping all its occupants cool through the summer months.
- Eco-Friendly Benefits: A large 10kW solar system with 24 panels, power upgraded from 32kw to 64kw, solar mood lights downstairs, and a newly redone roof make this property energy-efficient and cost-effective.

#### EXTRA HIGHLIGHTS:

- Low Maintenance Yard: Spend more time enjoying your home with a neat, manageable yard.
- Convenient Access: Dual access points to the backyard enhance convenience for entertaining and outdoor activities.
- Exceptional Street Appeal: This Queenslander combines classic design with modern updates, offering impressive street appeal and a welcoming presence.

#### AT A GLANCE:

Bedrooms: 3

Bathrooms: 2

Office: Yes

Car Accommodation: 2

Land Size: 728m<sup>2</sup>

Air Conditioning: Yes

Solar: Yes (10kW with 24 panels)

Fully Fenced: Yes

RATES: Approx \$1600 + Water per half

RENTAL APPRAISAL: \$550 - \$600 Per Week

LOCATION: Situated in the sought-after Bundaberg South area, this home offers a serene environment with easy access to local amenities, schools, and parks. Enjoy the convenience of having everything you need just a short drive away.

#### DISTANCE TO FACILITIES (APPROX):

Hinkler Central Shopping Centre - 175m

Bundaberg State High School- 750m

Bundaberg Central State School - 600m

Bundaberg CBD - 1km

Bundaberg Base Hospital - 2.5km

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Dylan Macnamara 0422 929 854.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other



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Persons. All interested parties are responsible for their own independent inquiries to determine whether or not this information is in fact accurate.

## More About this Property

<b>Property ID</b>	1SYFGTV
<b>Property Type</b>	House
<b>Land Area</b>	728 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (2)

### Jonathon Olsen 0409 534 533

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

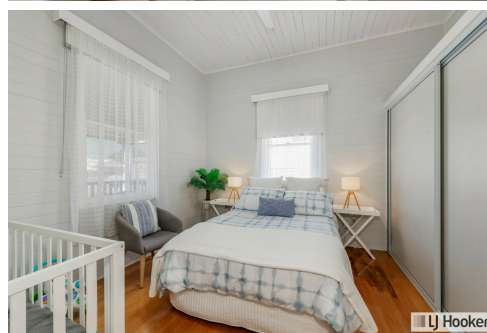
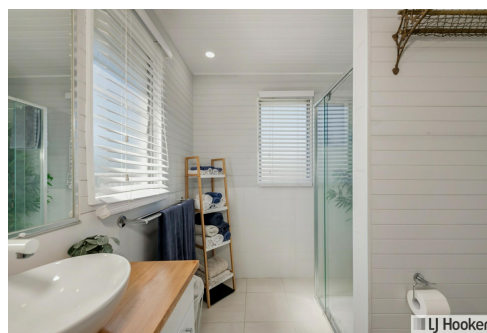
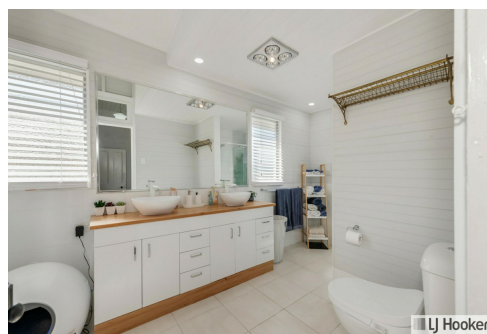
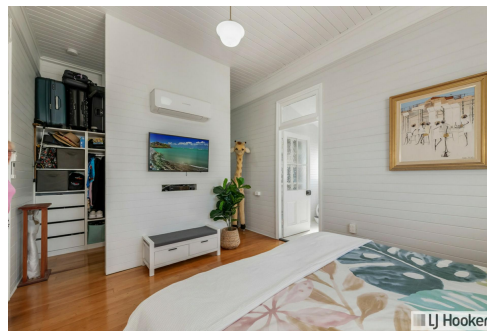
### Dylan Macnamara 0422 929 854

Sales Consultant | [dmacnamara@ljhookerbundaberg.com.au](mailto:dmacnamara@ljhookerbundaberg.com.au)

### LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

[bundaberg.ljhooker.com.au](http://bundaberg.ljhooker.com.au) | [admin@ljhookerbundaberg.com.au](mailto:admin@ljhookerbundaberg.com.au)



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## Floor Plan of 7 Rossolini St, Bundaberg South



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.