



Sold



70 Watson Street, Bundaberg South

3 1 1

PACKED WITH POTENTIAL IN BUNDABERG SOUTH

FOR SALE
Offers Above \$525,000

Whether you're stepping into the market, expanding your portfolio, or searching for your next renovation project, your journey starts here at 70 Watson Street, Bundaberg South.

AGENTS
Kate Hutchinson
0431 234 282
khutchinson@ljhookerbundaberg.com.au

Set on a flat, usable block in a convenient location, this classic cottage-style home offers the perfect blend of charm, recent updates, and exciting future potential. With improvements already completed, the groundwork has been laid, leaving plenty of scope to further enhance, extend, or add additional dwellings (STCA).

AGENCY
LJ Hooker Bundaberg
(07) 4131 8000

From the moment you arrive, the home's traditional cottage facade and front porch reflect its original charm and character. Inside, you're welcomed into a central lounge room that acts as the hub of the home, connecting through to all three bedrooms and offering a simple, functional layout.

The three bedrooms are all traditional in size, complete with carpeted flooring and ceiling fans. The master bedroom is particularly spacious and includes a box air conditioner for added comfort. There is also an additional rumpus-style room, providing flexibility as a second living area, kids' retreat, or multipurpose space.

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.



Moving through the home, you step down into the kitchen, which has seen some modernisation and overlooks the backyard. This space is practical as is, with scope to update further if desired. Just off the kitchen is an additional area that could be utilised as a study or home office.

Positioned at the rear of the home, the bathroom incorporates a toilet and walk-in shower and offers a functional layout with plenty of room to renovate and improve over time. The laundry sits adjacent, completing the back-of-house layout.

At the right-hand side of the property, the drive-through garage provides excellent access to the backyard, ideal for those wanting to add a shed, pool, or explore further development opportunities.

AT A GLANCE:

- Bedrooms: 3 + Rumpus
- Bathrooms: 1
- Car Accommodation: 1
- Air Conditioning: Yes
- Land Size: 801m²
- Garden Shed: Yes

KEY FEATURES:

- Renovation or value-add opportunity
- Flat, usable block with side access
- Drive-through garage to backyard
- Potential for extensions or additional dwellings (STCA)
- Flexible layout with multiple living spaces
- Convenient Bundaberg South location

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 3.0km
- Bundaberg Base Hospital: 2.5km
- Hinkler Central Shopping Centre: 3.5km
- Bundaberg South State School: 1.5km
- Shalom College: 2.0km
- Bundaberg Airport: 6.0km

RATES: Approx. \$2,000 half year (excluding water)

OCCUPANCY: Vacant

RENTAL APPRAISAL: \$580 - \$600 Per Week

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent Kate Hutchinson on 0431 234 282.

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	1UDYGTV
Property Type	House
Land Area	801 m2
Including	Air Conditioning
	Toilets (1)
	Secure Parking
	Fully Fenced

Kate Hutchinson 0431 234 282

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