



3/15 Water Street, Bundaberg South

## CAREFREE LIVING IN THE CENTRE OF TOWN

Step into a lifestyle of ease and comfort with this ideally positioned 2-bedroom unit in Bundaberg South —perfect for first-home buyers, downsizers, or savvy investors. This residence combines convenience, character, and value into a property you'll be proud to call home.

Designed for low-maintenance living, the unit features a thoughtfully laid-out interior with a light-filled open-plan living and dining area that seamlessly connects to the kitchen. Both bedrooms are generously sized, with built-in storage to maximise space and functionality. The bathroom is modern and practical, designed to suit everyday living with style.

This is a property where your weekends are truly your own. The private, minimal-maintenance courtyard is perfect for a morning coffee or a small garden setup, while the shared lawn space adds a touch of greenery without the hassle of upkeep. Whether you enjoy entertaining friends, travelling, or simply soaking up the relaxed Bundaberg lifestyle, this home gives you the freedom to do it all.

Ideally located, you're just minutes from local shops, cafes, schools,

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### FOR SALE

Offers Above \$375,000

### AGENTS

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

### AGENCY

LJ Hooker Bundaberg  
(07) 4131 8000

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 **LJ Hooker**

and parks, offering both convenience and a sense of community. Whether you're starting out, downsizing, or adding a reliable investment to your portfolio, this unit offers a rare combination of comfort, practicality, and lifestyle.

#### AT A GLANCE:

- Bedrooms: 2
- Bathroom: 1
- Car Accommodation: 1
- Ceiling Fans: Yes
- Air Conditioning: Yes

#### KEY FEATURES:

- Two bedrooms with built-in robes and large windows for ample natural light
- Neatly presented bathroom featuring a walk-in shower, vanity, and separate toilet
- Open-plan living and dining area offering a relaxed, homely atmosphere
- Functional kitchen with ample storage, overhead cupboards, upright stove, and generous bench space
- Ceiling fans and security screens throughout for comfort and peace of mind
- Designated single carport plus on-site visitor parking

RATES: APPROX. \$1700 per half year (excluding water)

RENTAL APPRAISAL: \$400.00 - \$450.00 per week.

#### DISTANCE TO FACILITIES:

- Bundaberg CBD: 1.5km
- Bundaberg Base Hospital: 3.0km
- Friendly Society Private Hospital: 2.4km
- Bundaberg Regional Airport: 5.9km
- Hinkler Shopping Central: 850m
- Sugarland Plaza: 5.2km
- Bundaberg State High School: 1.2km
- Shalom College: 4.0km

This unit can only be fully appreciated upon viewing. Contact Exclusive Listing Agent Dylan Macnamara on 0422 929 854.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office, the Agent and Vendor 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 to determine whether this information is in fact accurate.

#### MORE DETAILS

Property ID                    1TZ9GTV  
Property Type                Unit

**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)

