




2A Branyan Street, Bundaberg West

A VERSATILE HIGHSET HOME IN THE HEART OF BUNDABERG WEST

Prominently located in one of Bundaberg West's most connected pockets, 2A Branyan Street offers a rare chance to secure a versatile high-set home just moments from premier shopping, medical precincts, schools, Alexandra Park and the CBD. Set on a low-maintenance block directly opposite the parklands, this property delivers unmatched convenience for homeowners, downsizers, and investors alike.

Inside, the light-filled lounge room creates a warm and welcoming central living space, ideal for relaxed everyday living. The adjoining kitchen provides excellent practicality with a gas stove, generous cupboard storage, and plenty of room to prepare meals with ease.

Across the home are three bedrooms, all capturing natural light throughout the day. The main bathroom includes a vanity, with a separate toilet adding extra practicality for families or shared living. An internal laundry sits just off the bathroom, keeping day-to-day tasks simple and efficient.

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FOR SALE

Offers Above \$499,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Outside, the fully fenced block offers usable space at the front and side, with off-street parking available. Whether you're looking to renovate, occupy, or invest, the flexible high-set layout provides scope for future improvements and long-term growth.

With its unbeatable location, walkability, and potential to add value, 2A Branyan Street stands out as one of Bundaberg West's most affordable and strategically positioned opportunities.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1 (with separate toilet)
- Living Areas: Large lounge room
- Kitchen: Gas stove + ample cupboard space
- Highest home
- Laundry: Internal, located just outside the bathroom
- Air-conditioning: 2 window units

KEY FEATURES:

- Prime central location bordering major retail, medical, and lifestyle amenities
- Overlooks Alexandra Park with riverfront areas nearby
- Fully fenced low-maintenance block
- Excellent investment or renovation potential
- Walking distance to shops, parks, public transport, and Bundaberg CBD

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 1.0km
- Bundaberg Base Hospital: 850m
- Officeworks Bundaberg: Next door
- Alexandra Park & Zoo: 200m
- Bundaberg State High School: 1.2km
- Hinkler Central: 900m

RATES: Approx. \$1800 per half (excluding water)

RENTAL APPRAISAL: \$480 - \$500 Per Week

OCCUPANCY: Currently Tenanted, tenancy details available upon request

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal Jonathon Olsen on 0409 534 533 and Kate Hutchinson 0431 238 282.

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 1UBSGTV
Property Type House
Land Area 496 m2

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