



86A Crofton Street, Bundaberg West

## CHARM, SPACE & MODERN LIVING IN A PRIME BUNDABERG WEST LOCATION

Beautifully updated and superbly located, 86A Crofton Street presents the ideal blend of classic character and contemporary comfort. Set in one of Bundaberg's most convenient and sought-after suburbs, this four-bedroom home offers generous living, stylish finishes, and fantastic outdoor spaces perfect for families, entertainers, and those seeking low-maintenance living with room to enjoy.

From the secure gated entry to the drive-through carport leading to a single garage, the property offers excellent practicality and vehicle accommodation. The welcoming facade and neat street appeal set the tone for a home that has been thoughtfully improved both inside and out.

Step through the front door and into the warm ambience created by polished timber floors, plantation shutters, and a bright open-plan layout. The kitchen sits at the heart of the home and features beautiful stone benchtops, quality appliances, pendant lighting, and ample workspace - ideal for home cooks and entertainers alike. Flowing seamlessly to the living and dining areas, this zone is enhanced with

4 2 2

**FOR SALE**  
Offers Above \$645,000

### AGENTS

Jonathon Olsen  
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### AGENCY

LJ Hooker Bundaberg  
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air conditioning and ceiling fans for year-round comfort.

The bedrooms are well-appointed, with three enjoying polished timber floors and one carpeted for added warmth. The master features its own ensuite, while the main bathroom includes a modern bathtub, separate shower, and stylish grey feature tiling.

A standout feature of the property is the expansive covered outdoor deck - a true entertaining haven. With lighting, ceiling fan, privacy screens, and easy access to the backyard, this inviting alfresco area is perfect for family gatherings, BBQs, or simply relaxing outdoors. The fully fenced yard offers space for kids and pets, while the rear garage provides secure storage or workshop potential.

Located just moments from Bundaberg's hospitals, schools, major shopping, and CBD, this home delivers both lifestyle and convenience in one attractive package.

#### AT A GLANCE

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 2 (1 carport + drive-through access to 1 garage)
- Flooring: Timber throughout, 1 carpeted bedroom
- Kitchen: Stone benchtops, modern appliances, pendant lighting
- Cooling: Air-conditioning + ceiling fans
- Window Coverings: Plantation shutters
- Outdoor: Large covered deck with fan & lighting
- Yard: Fully fenced, pet-friendly, easy maintenance
- Location: Walking distance to hospitals, schools & shopping

#### KEY FEATURES

- Renovated interior with warm timber floors and fresh paint
- Spacious open-plan living with modern kitchen
- Large outdoor entertaining deck with privacy screens
- Plantation shutters providing style and functionality
- Drive-through carport to rear garage - ideal for extra storage or workshop
- Secure fenced yard with established gardens
- Updated bathrooms with modern tile finishes
- Prime Bundaberg West location close to all major amenities

RENTAL APPRAISAL: \$650 - \$680 Per Week

OCCUPANCY: Currently Tenanted at \$585 pw, Increasing to \$610pw January 2026

RATES: Approx. \$1,850 including water per half year

#### DISTANCE TO FACILITIES (APPROX):

- " Friendlies Hospital —750m
- " Bundaberg Base Hospital —1.7km
- " Hinkler Central Shopping Centre —1.2km
- " Bundaberg State High School —850m
- " Bundaberg CBD —1.5km
- " Multiplex Sports Centre —1.7km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal Jonathon Olsen on 0409 534 533 and Jennifer Candy on 0412 103 410.

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 1U3BGTV  
Property Type House  
Land Area 506 m2  
Including Air Conditioning  
Deck  
Outdoor Entertaining  
Floorboards  
Fully Fenced

### Jonathon Olsen 0409 534 533

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

### Jennifer Candy 0412 103 410

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