

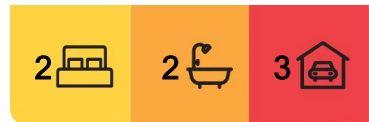


Burnett Heads, 22 Powers Street

ENDLESS POTENTIAL & COASTAL LIVING - YOUR PERFECT INVESTMENT AWAITS

Welcome to 22 Powers Street, Burnett Heads —a charming property full of potential, awaiting its next chapter. Whether you're a small family looking for a cozy and comfortable home or an astute investor seeking a prime opportunity, this property offers the perfect blend of convenience and versatility.

Nestled in the peaceful coastal suburb of Burnett Heads, just a 15-minute drive from Bundaberg's CBD, this home provides the ideal balance of serene living with easy access to the city's amenities. As you arrive, you'll notice the generous driveway, which not only leads to a three-car shed at the rear but also offers plenty of parking space. The welcoming hardwood timber deck at the front wraps around, inviting you to relax in the fresh air. Picture hosting friends and family for weekend BBQs or simply unwinding in this peaceful space after a busy day.



For Sale
Offers Above \$450,000

View
ljhooker.com.au/1TE7GTV

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LJ Hooker Bundaberg
(07) 4131 8000

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Step inside, and you'll be greeted by an open-plan living area that is both spacious and inviting. The entrance offers room for a study nook or a place to unwind, creating a warm and welcoming atmosphere. This flows seamlessly into the kitchen, which is well-equipped for all your culinary needs, featuring a dishwasher, gas stove, oven, and ample cupboard space. Down the steps, the dining area is roomy and comfortable, with air conditioning to ensure year-round comfort. It effortlessly flows into the large living area, complete with box air conditioning, offering easy access to the side of the house —perfect for busy days coming and going.

The main bathroom is conveniently located downstairs, offering privacy while remaining accessible to all members of the household. Adjacent to it, you'll find the laundry space, complete with additional storage. Two generously sized bedrooms are located across from each other, both featuring built-in wardrobes and ceiling fans for added comfort. The main bedroom includes an ensuite, offering a private retreat for the homeowners.

Both the front and back yards are spacious and filled with potential. The backyard features a covered inground concrete slab, perfect for a small seating area where you can enjoy the afternoon breeze. The additional lock-up shed provides ample storage for garden tools and seasonal items. This property is not just a home —it's an opportunity. Whether you're seeking the perfect family home with room to grow or an investment property with great potential, 22 Powers Street offers a little something for everyone.

AT A GLANCE:

- Bedrooms: 2
- Bathrooms: 2
- Car Spaces: 3
- Ensuite: Yes
- Ceiling Fans: Yes (all bedrooms & living areas)
- Air conditioning: Yes (both living & dining area)

KEY FEATURES:

- Front hardwood timber deck, ideal for relaxing or hosting family and friends
- Kitchen is well-equipped with dishwasher, gas stove, oven, and plenty of cupboard space
- Main bathroom & additional ensuite for added privacy and convenience
- Spacious front and back yards with potential for development or leisure
- Lock-up shed for garden tools and seasonal items
- Investment Potential: Ideal for small families or as an investment property with great potential

RATES: Approximately \$1350 per half year (including water)

RENTAL APPRAISAL: Approximately \$500.00 - \$520.00 per week.

DISTANCE TO FACILITIES:

- Bundaberg CBD: 15km
- Burnett Heads State School: 2.7km
- Bundaberg Sailing Club: 1.7km
- Oaks Beach: 3.3km
- Lighthouse Hotel Motel: 2.9km
- Marina: 1.9km
- Post office: 2.9km



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The quality and position of this outstanding home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Dylan Macnamara on 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 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 About this Property

Property ID	1TE7GTV
Property Type	House
Land Area	1012 m2

Jonathon Olsen 0409 534 533

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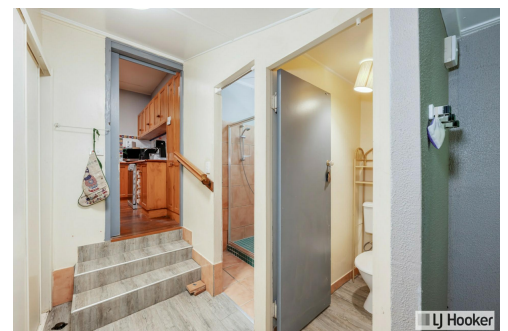
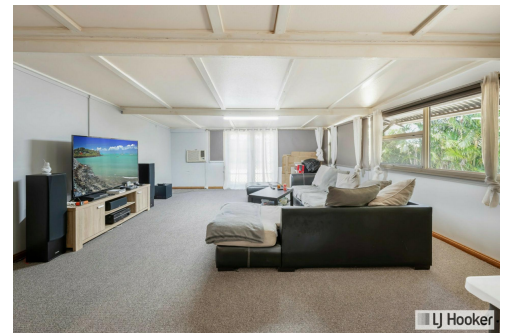
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