



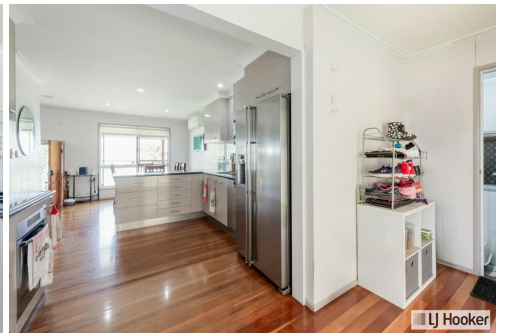
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Millbank, 22 Duffy Street

CHARMING FAMILY HOME WITH MODERN UPGRADES AND ENDLESS POTENTIAL

Located in the heart of Millbank, 22 Duffy Street offers a unique opportunity for families or investors seeking a home that combines comfort, practicality, and an abundance of space. From the moment you step onto the property, you'll be greeted by a charming front patio — the ideal spot to enjoy slow mornings with a cup of coffee and the fresh breeze.

Upon entering the home, you'll discover the inviting living area, slightly lower than the rest of the house, creating a cosy, intimate space for family gatherings or a quiet night in front of the TV. As you move upstairs, you'll be welcomed by the spacious dining area, with air conditioning thoughtfully positioned to ensure comfort in the main living spaces.

The recently renovated kitchen is the true heart of the home, boasting modern conveniences including a Westinghouse oven, stove, and rangehood, along with a Bosch dishwasher and soft-close drawers. It's designed to make cooking and entertaining a

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For Sale
Please Call

View
ljhooker.com.au/1T65GTV

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0412 103 410
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breeze, with direct access to the enclosed outdoor patio. The private enclosed patio offers a peaceful retreat, perfect for entertaining guests or simply relaxing in privacy. This versatile space connects to both the front and back yards, providing easy access to the outdoor areas and potential to extend gatherings or even open up the space to enjoy the outdoors.

Down the hall, you'll find additional storage space for seasonal items and personal belongings. The main bathroom and separate toilet ensure privacy and convenience for the whole family. Each of the three bedrooms is carpeted, with ceiling fans, air conditioning, and built-in timber wardrobes in the main bedroom and Bedroom 2, making every room feel like a sanctuary.

The lower level of the home offers a generously sized laundry with ample floor-to-ceiling storage. Adjacent to this is a large one-car garage, accessible via an electric roller door, with additional living space that's perfect for a children's playroom, home gym, or extra storage. For those seeking more space, there is a door leading to a private storage area with potential to be transformed into a workshop or studio.

At 22 Duffy Street, this property is designed to suit the needs of a growing family or an investor looking for a low-maintenance, high-potential home. This property is the perfect choice for families seeking a home that's both comfortable and convenient, with room to grow and enjoy all that Millbank has to offer. With its practical layout, modern features, and ample storage space, it also presents a fantastic opportunity for investors looking to secure a property with great potential.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 1
- Air-conditioning: Yes
- Ceiling fans: Yes
- Additional living area: Yes
- Enclosed patio: Yes
- Solar: Yes
- Water Tank: 3000L

KEY FEATURES:

- Charming front patio
- Cosy living area
- Carpeted bedrooms (two of the bedrooms providing air conditioning and built in timber wardrobes)
- Recently renovated kitchen (Includes Westinghouse oven, stove, rangehood, Bosch dishwasher, and soft-close drawers)
- Enclosed outdoor patio
- Ample storage throughout
- Additional living space (Versatile area with box air conditioning, ideal for a playroom, home gym, or storage)
- Private storage area (access from additional living area downstairs and potential to convert into a workshop or studio)
- Plentiful storage throughout home



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DISTANCE TO FACILITIES (APPROX):

- Sugarland Shopping Town: 1.7km
- Bundaberg CBD: 9.5km
- Hinkler Shopping Centre: 4.4km
- Branyan Road State School: 3.8km
- Avoca State School: 1.6km
- Shalom College: 4.7km
- Bundaberg Base Hospital: 1.9km

RATES: \$1780 per half year (plus water)

RENTAL APPRAISAL: Approx. \$550.00 - \$580.00 per week

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Jennifer Candy on 0412 103 410.

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	1T65GTV
Property Type	House
Land Area	635 m ²

Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au

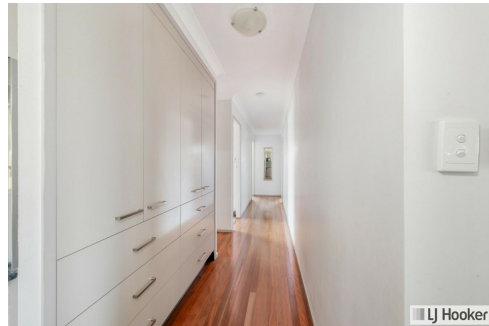
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