



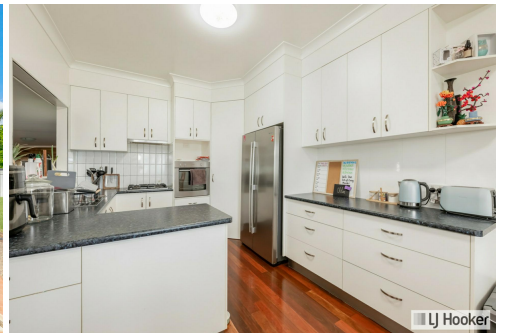
LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

Millbank, 34 Payne Street

1,000m2 BLOCK, HUGE SWIMMING POOL AND
ENDLESS POTENTIAL

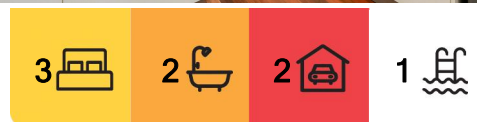
Discover the endless possibilities of 34 Payne Street, Millbank, a spacious 3-bedroom, 1-bathroom home with exceptional potential. Perfectly suited for a growing family or savvy investors, this property promises comfort, privacy, and a generous layout designed for easy living.

Upon arrival, you'll be greeted by colourbond fencing that ensures both security and seclusion, while the long driveway offers ample parking space and leads to a two-door car shed in the backyard. Ascend the steps to the front door, where a cozy seating area awaits-ideal for enjoying your morning coffee or relaxing in the cool evening breeze.

Step inside to find an open-plan living space that seamlessly flows from room to room, highlighted by stunning hardwood timber floors and an abundance of natural light. The main living area is equipped with a convenient air conditioner, ensuring year-round



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Offers Above \$625,000

View
ljhooker.com.au/1T9XGTV

Contact
Jonathon Olsen
0409 534 533
jolsen@ljhookerbundaberg.com.au
Dylan Macnamara
dmacnamara@ljhookerbundaberg.com.au

LJ Hooker Bundaberg
(07) 4131 8000

comfort. The hallway leads to three generously sized bedrooms, each featuring ceiling fans and box air conditioners for added comfort. Positioned nearby, the well-appointed bathroom and separate toilet provide a practical layout for the entire household. At the heart of the home, the spacious kitchen boasts a wraparound bench, ample storage, and modern appliances, including a stove, oven, and dishwasher. The dining area flows effortlessly from the kitchen, creating an inviting space for family meals and gatherings.

Descend to the lower level of the home, where you'll discover an additional living area with endless potential. Whether you choose to transform it into a home gym, playroom, or entertainment zone, this versatile space is designed for both relaxation and recreation. Sliding doors lead to a covered patio area, perfect for entertaining or simply enjoying quiet moments outdoors. The concrete floor and sheltered environment provide year-round usability for hosting friends and family. For added convenience, this level also includes a separate toilet and a spacious laundry with a second shower. With direct access to the backyard and the garage/shed, the layout is perfect for busy families.

Step outside to a large, fully fenced backyard, complete with an inground swimming pool—an oasis for relaxation or fun-filled summer days. This expansive outdoor space is the ultimate setting for barbecues, pool parties, or simply unwinding after a long day.

Whether you're looking for a home to settle into or a solid investment opportunity, 34 Payne Street offers both comfort and convenience, paired with ample space for future growth.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 2
- Living Areas: 2
- Car Accommodation: 4
- Air-conditioning: Yes (all bedrooms & living area)
- Ceiling fans: Yes (all bedrooms)
- Inground Swimming Pool: Yes

KEY FEATURES:

- Colourbond fencing for security and privacy
- Long driveway with ample parking space
- Cozy front seating area for relaxation
- Air conditioner in the main living area
- Ceiling fans and box air conditioners in all bedrooms
- Lower level with additional living space for various uses (home gym, playroom, etc.)
- Outdoor patio area
- Separate toilet and spacious laundry with second shower on lower level
- Large, fully fenced backyard with inground swimming pool
- Versatile property suitable for families or investors
- Excellent potential for future growth and development

DISTANCE TO FACILITIES (APPROX):

- Sugarland Shopping Town: 1.4km
- Bundaberg CBD: 2.9km
- Hinkler Shopping Centre: 3.6km



LJ Hooker Bundaberg
(07) 4131 8000

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Branyan Road State School: 4.0km
- Avoca State School: 1.8km
- Shalom College: 3.9km
- Bundaberg Base Hospital: 2.1km

OCCUPANCY: Currently Tenanted at \$650.00 per week

RENTAL APPRAISAL: \$650.00 —\$680.00 per week approx.

RATES: Approx. \$1900 per half year (excluding water)

The 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	1T9XGTV
Property Type	House
Land Area	1009 m2
Including	Pool

Jonathon Olsen 0409 534 533

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

Dylan Macnamara

Sales Consultant | dmacnamara@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au



LJ Hooker Bundaberg
(07) 4131 8000

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.