



45 Payne Street, Millbank

## LOW-SET BRICK INVESTMENT IN MILLBANK




Set in the friendly and well-established suburb of Millbank, this inviting three-bedroom home on Payne Street delivers an easy-care lifestyle with solid appeal for families, first-home buyers, or investors seeking a dependable addition to their portfolio.

The home offers a comfortable, practical layout where the open-plan kitchen, dining, and living area forms the heart of the property, enhanced by air-conditioning and ceiling fans for year-round comfort. All three bedrooms are well-proportioned, with two featuring built-in storage, while the main bathroom has been thoughtfully updated and includes a separate toilet for added convenience. A functional laundry with good storage further supports everyday living.

Outdoors, the fully fenced backyard provides a secure and usable space for children, pets, or future improvements, complemented by a lock-up shed and additional single carport. Positioned within easy reach of local parks, schools, and Bundaberg's key amenities, this is a well-rounded opportunity in a consistently popular pocket with strong lifestyle and rental demand.

AT A GLANCE:

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.

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**FOR SALE**  
Offers Above \$575,000

**VIEW**  
By Appointment

**AGENTS**  
Jonathon Olsen  
0409 534 533  
jolsen@ljhookerbundaberg.com.au

**AGENCY**  
LJ Hooker Bundaberg  
(07) 4131 8000

 **LJ Hooker**

- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 1 (car port & lock-up shed)
- Air-conditioning: Yes
- Zoning: Res A
- Flood Zone: Outside flood zone
- Fence: Fully Fenced Backyard

RATES: Approx. \$2,350 Per Half Excluding Water  
 OCCUPANCY: Currently Tenanted  
 RENTAL APPRAISAL: \$580 - \$620 Per Week

**KEY FEATURES:**

- " Low-set brick home
- " 647m<sup>2</sup> block with great sized yard
- Functional kitchen and open-plan living space
- Great sized rear entertainment area
- Double lock-up garden shed
- Rainwater tank
- Generous yard space for vehicles, pets, or expansion
- Convenient Millbank location

**DISTANCE TO FACILITIES (APPROX):**

- Bundaberg CBD: 3.6km
- Hinkler Central Shopping Centre: 3.6km
- Bundaberg Base Hospital: 1.9km
- Bundaberg Central State School: 3.7km
- Bundaberg State High School: 3.4km
- Bundaberg Train Station: 3km
- Bundaberg Airport: 2.8km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal Jonathon Olsen on 0409 534 533.

Disclaimer: Photography of this property was taken prior to its current tenancy occupation, however these photos still reflect current conditions of the home.

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	1UKHGTV
Property Type	House
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced

**Jonathon Olsen 0409 534 533**

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

**LJ Hooker Bundaberg (07) 4131 8000**

10 Bourbong Street, BUNDABERG QLD 4670

[bundaberg.ljhooker.com.au](http://bundaberg.ljhooker.com.au) | [admin@ljhookerbundaberg.com.au](mailto:admin@ljhookerbundaberg.com.au)

