

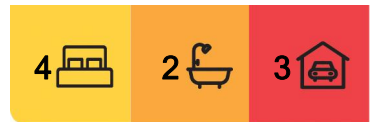
Millbank, 71 Payne Street

PRIME LOCATION AND ENDLESS POTENTIAL ON PAYNE

Nestled in the peaceful neighbourhood of Millbank, and conveniently close to local amenities, 71 Payne Street offers the perfect blend of comfort, convenience, and potential—an ideal choice for families or investors alike.

As you approach the home, you'll be greeted by a charming little seating area, perfect for sipping your morning coffee or unwinding after a long day. Step inside, and you're welcomed into the cosy living room, complete with plush carpeting, air conditioning, and a ceiling fan to ensure comfort no matter the season. This space flows effortlessly into the dining area and kitchen, creating a welcoming hub for family meals. The kitchen is well-equipped with an electric stove, oven, and dishwasher, making meal prep a breeze.

Beyond the kitchen, you'll discover the laundry room, featuring a handy bench - a practical space for daily tasks. Adjacent to the laundry is an additional versatile room, offering the



For Sale
Offers Above \$665,000

View
ljhooker.com.au/1TEYGTV

Contact
Kate Hutchinson
0431 234 282
khutchinson@ljhookerbundaberg.com.au

Jonathon Olsen
0409 534 533
jolsen@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.

potential for a home office, study, extra bedroom, or second living area. This space also has sliding door access to the front of the property, with the possibility to convert it into a one-car garage if desired. Down the hallway, separated from the main living areas for added privacy, are three generously sized bedrooms. Each room is carpeted, features ceiling fans, and comes with built-in robes for all your storage needs. The main bedroom is a standout, offering the added comfort of air conditioning and built-in cupboards. The main bathroom, conveniently located across from all the bedrooms, boasts a spa-like dual bathtub and shower, along with a separate toilet for added convenience.

Step through the sliding security door to the covered alfresco area, where you'll find a space that's truly an entertainer's dream. Whether you're hosting family gatherings or enjoying quiet evenings at home, this outdoor area offers a relaxed, inviting atmosphere. Picture yourself enjoying platters of delicious food with loved ones, thanks to the home's seamless layout. The expansive backyard provides plenty of room to create your dream outdoor space, while an additional lock-up shed offers storage for garden tools and seasonal belongings.

At the rear of the property, you'll find a shed that's been transformed into a functional space with endless possibilities. Whether you envision a private office, a home gym, or a creative workspace, this room can be customised to suit your needs. With an attached bathroom and an additional sink, this area could serve as a self-contained studio or guest retreat, adding extra value and versatility. The single roller door allows for potential use as a one-vehicle parking space, though the additional carport offers even more convenience for your parking needs.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 3
- Teenagers Retreat/Rumpus: Yes
- Air Conditioning: Yes
- Block Size: 1,328m²

KEY FEATURES:

- Additional room with potential for office, extra bedroom, or living area
- Covered alfresco area ideal for entertaining
- Convenient guest bathroom attached off the alfresco area
- Expansive backyard
- Lock-up shed for storage of garden tools and seasonal items
- Rear shed with potential for private office, home gym, or studio, plus attached bathroom and sink
- Single roller door for vehicle parking or additional use
- Perfect family home or investment opportunity

DISTANCE TO FACILITIES (APPROX):

- Sugarland Shopping Town: 1.3km
- Bundaberg CBD: 4.2km
- Hinkler Shopping Centre: 4.5km
- Branyan Road State School: 3.3km
- Avoca State School: 1.1km



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.

- Shalom College: 4.8km
- Bundaberg Base Hospital: 2.9km

RENTAL APPRAISAL: Approximately \$650 - \$700 Per Week

RATES: Approx. \$2000 per half year (plus water)

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Kate Hutchinson on 0431 234 282 or Selling Principal Jonathon Olsen on 0409 534 533.

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	1TEYGTV
Property Type	House
Land Area	1328 m2
Including	Air Conditioning Built-in-Robes

Kate Hutchinson 0431 234 282

Sales Manager | khutchinson@ljhookerbundaberg.com.au

Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | jolsen@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.