



1/31 Payne Street, Millbank

AFFORDABLE LIVING WITH SPACE, SIDE ACCESS & THE LARGEST YARD IN THE COMPLEX

Positioned in a quiet and well-maintained complex, 1 / 31 Payne Street, Millbank presents an outstanding opportunity for first home buyers, downsizers, or savvy investors seeking affordability without sacrificing space or functionality. Offering one of the largest backyards in the complex and valuable side access for a caravan, boat, or additional vehicles, this well-kept unit delivers flexibility rarely found in similar properties.

From the moment you arrive, the neat street presence, low-maintenance landscaping, and covered single-bay car accommodation create a welcoming and practical first impression. The fully fenced backyard provides privacy and security, while the generous outdoor area offers plenty of space for entertaining, gardening, pets, or simply relaxing in your own private retreat.

Stepping inside, you are welcomed into the light-filled living and dining area, designed for comfort and everyday living. Neutral tones, tiled

2 1 1

FOR SALE
Offers Over \$365,000

AGENTS
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AGENCY
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flooring, and ceiling fans throughout ensure year-round comfort, while large windows invite natural light to flow through the home.

The kitchen is well-positioned and highly functional, featuring ample cabinetry, generous bench space, electric cooktop and oven, and convenient access to the dining area. Whether preparing daily meals or entertaining guests, this space offers practicality and ease.

Both bedrooms are well-sized and thoughtfully designed, complete with built-in wardrobes, ceiling fans, and new carpet scheduled to be installed in the coming weeks, adding fresh appeal and enhanced comfort. The main bathroom is neat and functional, featuring a walk-in shower, vanity with storage, and quality fittings.

One of the standout features of this property is the expansive backyard—the largest in the complex—fully fenced and ideal for outdoor entertaining, pets, or extra storage needs. The added bonus of side access makes this property especially appealing for those with caravans, trailers, or boats.

Combining affordability, practicality, and space in a convenient Millbank location close to shops, schools, and Bundaberg CBD, this property represents exceptional value and a smart lifestyle or investment opportunity.

AT A GLANCE:

- Bedrooms: 2
- Bathrooms: 1
- Car Accommodation: 1 (covered)
- " Exclusive yard space
- " Ceiling Fans: Yes—throughout
- " Outdoor Area: Yes—covered entertaining area
- " Backyard: Fully fenced, largest in complex
- " Side Access: Yes—suitable for caravan, boat, or trailer

KEY FEATURES:

- " Affordable and well-presented unit in quiet complex
 - " Largest backyard in the complex—rare and highly desirable
 - Valuable side access for caravan, boat, or extra vehicles
 - " Covered outdoor entertaining area
 - " Fully fenced private backyard—ideal for pets and outdoor living
 - Ceiling fans throughout for year-round comfort
 - Built-in wardrobes in both bedrooms
 - Covered single-bay car accommodation
 - Low-maintenance lifestyle in convenient location
 - Excellent opportunity for first home buyers or investors
 - Rates approx \$1740 Per Half
 - Body Corp \$1978 Per Annum
 - Rent Appraisal \$380-420 pw
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- Note: New carpet being installed soon for fresh modern appeal

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 3.5km
- Bundaberg Base Hospital: 2.5km
- Stockland Bundaberg Shopping Centre: 3.0km
- Millbank State School: 1.2km
- Shalom College: 2.0km
- Bundaberg Airport: 4.5km

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

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	1UA0GTV
Property Type	Unit
House Size	80 m2
Including	Toilets (1)

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