



13 Barnes Street, Svensson Heights

CHARACTER, COMFORT AND CONVENIENCE

Perfectly positioned in a quiet, family-friendly street, this classic timber home offers a wonderful opportunity for first-home buyers, investors, or anyone seeking comfort, convenience, and character. Original yet neat and tidy throughout, it combines timeless charm with practical modern touches - ready to move in or enhance with your own style.

Step inside to discover a bright, open-plan living and dining area that instantly feels like home. Bathed in natural light, this welcoming space offers the perfect setting for family gatherings, weekend movie nights, or long dinners with friends.

The open layout encourages connection, allowing you to cook, chat, and keep an eye on the kids all at once. Whether you're hosting a Sunday barbecue, enjoying quiet evenings in, or celebrating milestones with loved ones, this central living hub is designed to bring people together in comfort and style.

Each of the four bedrooms offers space and versatility to suit the whole family. The master bedroom provides a comfortable retreat, complete with air conditioning and ceiling fan to ensure year-round comfort. The remaining bedrooms are well-sized and filled with

4 1 2

FOR SALE
OFFERS ABOVE \$589,000

AGENTS

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natural light - perfect for children's rooms, guest accommodation, or even a dedicated home office.

The bathroom is well-presented and thoughtfully laid out, featuring a combination of practicality and vintage charm. With a bright, airy feel, it offers a comfortable space for the whole family and includes all the essentials for everyday living. There's plenty of potential here to add modern touches or create a fresh, contemporary look while maintaining its solid, well-kept foundation.

The backyard is a true highlight of the property - spacious, level, and fully fenced, offering a safe and secure area for children and pets to play freely. There's plenty of room to add a shed, garden, or outdoor entertaining area, making it a versatile space that can grow with your family's needs. Whether you envision weekend barbecues, a veggie patch, or simply a peaceful place to unwind, this generous yard provides endless possibilities for outdoor living and enjoyment.

With its solid timber charm, practical layout, and unbeatable location, 13 Barnes Street offers comfort, potential, and lifestyle in one appealing package. Move straight in, invest with confidence, or add your own modern touches - the choice is yours.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 1
- Car Spaces: 2
- Airconditioning: Yes
- Ceiling Fans: Yes
- Solar: Yes

KEY FEATURES:

- Open-plan living & dining area
- Tidy Kitchen with plenty of bench space and storage
- Family bathroom
- Spacious 625m² block
- Fully fenced backyard - safe for kids or pets
- Airconditioning
- Ceiling Fans throughout
- Separate laundry with outdoor access
- Quiet, family-friendly street
- Minutes to schools, shops, parks, and Bundaberg CBD

RATES: Approx. \$2100 per half (excluding water)

RENTAL APPRAISAL: \$580 - \$620 per week

DISTANCE TO FACILITIES:

Sugarland Plaza: 3.0 km

Hinkler Shopping Centre: 2.4 km

Bundaberg CBD: 3.0 km

Bundaberg Base Hospital: 2.5 km

Friendly Society Private Hospital: 1.9 km

Norville State Primary School: 750 m

Shalom College: 1.6 km

Bundaberg State High School: 1.9 km

This home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Dylan Macnamara on 0422 929 854.

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is in fact accurate.

MORE DETAILS

Property ID	1U0XGTV
Property Type	House
Land Area	625 m2
Including	Air Conditioning
	Balcony
	Built-in-Robes
	Fully Fenced
	Solar Panels

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