



42 Takalvan Street, Svensson Heights

DUAL- INCOME OPPORTUNITY WITH SELF-CONTAINED GRANNY FLAT

Perfectly positioned in the heart of Svensson Heights, 42 Takalvan Street offers an incredibly rare opportunity—a spacious two-storey family home PLUS a fully self-contained granny flat, ideal for extended family, rental income, home business, or multi-generational living.

Set on a fully fenced block with side access, swimming pool, and multiple indoor—outdoor living zones, this property brings together convenience, comfort, and genuine lifestyle appeal, all within minutes of major shopping, schools, hospitals, and the CBD.

Stepping inside the main residence, you are welcomed by an open and generous layout. The airy downstairs living zones include a large lounge, dining, and a spacious kitchen that has been designed with practicality in mind. Featuring a DeLonghi oven, gas cooktop, dishwasher, wraparound benches, and exceptional cupboard storage, the kitchen stands ready for everyday family life.

Upstairs, you'll find all four bedrooms, each carpeted and fitted with

5 2 2

FOR SALE
SUBMIT ALL OFFERS

AGENTS

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AGENCY

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original ceiling fans, offering privacy away from the living spaces. The main bathroom services the upper level, while a second bathroom is conveniently located downstairs.

Throughout the home, you'll appreciate security screens and doors, multiple storage spaces, and excellent natural light.

Outdoors, the lifestyle continues. A sparkling inground swimming pool creates the perfect warm-weather retreat, while the surrounding yard offers space for kids, pets, and outdoor entertaining. The home is complete with side access, ideal for vehicles, trailers, and additional parking.

Adding outstanding value, the granny flat includes its own bedroom, bathroom, and kitchenette-ideal for independent living, visiting family, or potential rental income.

With an unbeatable combination of space, flexibility, and lifestyle features, this property is perfectly suited to large families, investors, or buyers seeking versatile dual-living potential.

AT A GLANCE:

MAIN HOUSE:

- Bedrooms: 4 (all upstairs, carpeted)
- Bathrooms: 2 (main + downstairs)
- Car Accommodation: 2
- Living Areas: Multiple spacious living zones
- Kitchen: Large, with Delonghi oven, gas stove, dishwasher & excellent storage
- Security screens & doors throughout
- Ceiling fans
- Solar system
- Side access
- Fully fenced yard
- Inground swimming pool

GRANNY FLAT:

- 1 bedroom
- 1 bathroom
- Kitchenette
- Ideal for dual living, rental income, teenager's retreat or guest accommodation

KEY FEATURES

- Flexible dual-living layout with fully self-contained granny flat
- Large downstairs living areas perfect for families
- Oversized kitchen with abundant bench space and cabinetry
- Expansive outdoor areas with fully fenced pool
- Side access suitable for vehicles, trailers, or caravans
- Secure property with screens on all windows and doors
- Centrally located in a sought-after suburb
- Walking distance to shops, schools & transport
- Move-in-ready with scope to personalise or upgrade further

DISTANCE TO FACILITIES (APPROX.)

- Stockland Bundaberg: 3 min
- Hinkler Central: 5 min
- Bundaberg CBD: 7 min
- Bundaberg Base Hospital: 6 min
- Svensson Heights State School: 2 min
- Shalom College: 4 min
- Branyan Road State School: 7 min

RENTAL APPRAISAL: Available upon request.

OCCUPANCY: Vacant Possession

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	1U37GTV
Property Type	House
Land Area	796 m2
Including	Pool
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

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