



18 Thomas Thomsen Drive, Thabeban

AFFORDABLE, CONVENIENTLY LOCATED AND A SHED LOVERS DREAM

Whether you are buying your first home, looking to expand your property portfolio, or downsizing into something low-maintenance, 18 Thomas Thomsen Drive, Thabeban ticks all the boxes. Set on a 670m² block with side access, solar, and a huge powered shed, this home offers practicality, charm, and exceptional value.

Step inside the original timber home and you'll find two comfortable bedrooms serviced by a central bathroom. The functional kitchen and lounge provide a cosy living space with plenty of potential to add your own touches.

Outside is where this property really shines. A massive 12m x 6m powered shed with an additional 6m x 6m section is ideal for vehicles, hobbies, or storage, while the garden shed and dual water tanks provide extra practicality. The 7kW solar system keeps costs low, making it an appealing choice for investors, retirees, or budget-conscious buyers.

The home's location adds to its appeal, with local schools, shops, and

2 1 4

FOR SALE
Submit All Offers

VIEW
By Appointment

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parks all close by, offering convenience for families and tenants alike.

AT A GLANCE:

- Bedrooms: 2
- Bathrooms: 1
- " Car Accommodation: 2 + side access
- " Land Size: 672m²
- Solar: Yes (7kW system)
- Powered Shed: Yes (12m x 6m with 6m x 6m add-on)
- Garden Shed: Yes
- Water Tanks: 2,000L in total
- Double Insulation: Yes

KEY FEATURES:

- Original timber build with scope to renovate or enjoy as-is
- Huge powered shed + extra garden storage
- Side access and dual street accessibility
- Energy efficiency with 7kW solar system
- 2000L water tanks for added sustainability
- Conveniently located close to schools, shops, and parks

DISTANCE TO FACILITIES (APPROX):

- George Campbell Park: 250m
- Des Loeskow Park: 1.0km
- Thabeban State School: 1.7km
- St Mary's Catholic Primary School: 3.1km
- Walkervale State School: 4.1km
- Across the Waves Football Club: 4.4km
- Bundaberg CBD: 6.5km

RATES: Approximately \$1,780 per half year (excluding water)

RENTAL APPRAISAL: \$500 - \$520 Per Week

This exceptional property won't last long. Whether it's your first step onto the property ladder, a smart investment, or a downsizing opportunity — 18 Thomas Thomsen Drive offers unbeatable value. Contact Exclusive Listing Agent Kate Hutchinson on 0431 234 282 or Chaise Hartnett on 0401 152 834 to arrange your inspection today.

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 1TXYGTV
Property Type House
Land Area 672 m2
Including Air Conditioning
Workshop
Built-in-Robes
Secure Parking
Solar Panels
Water Tank

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