






292 Goodwood Road, Thabeban

LARGE BLOCK, DUAL LIVING POTENTIAL AND FUTURE UPSIDE

Set on a substantial 1,657m² allotment in the convenient suburb of Thabeban, 292 Goodwood Road presents an exceptional opportunity for investors, developers, or buyers looking to secure a property with genuine future potential. Offering strong holding income, outstanding space, and exciting scope to add value, this is a property packed with possibilities.

The existing weatherboard home offers a practical and comfortable layout, featuring three well-sized bedrooms, one bathroom, and a functional galley-style kitchen with ample cabinetry and bench space. Natural light flows throughout the home, while the generous living spaces create a warm and welcoming atmosphere suited to everyday living.

Positioned separately from the main residence is a teenagers' retreat that requires renovation work, providing an exciting opportunity to further enhance the property and maximise future rental returns. Whether transformed into additional accommodation, a hobby space, or a private retreat, the potential here is undeniable.

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FOR SALE

Offers Above \$649,000

VIEW

By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Outside, the expansive block offers endless versatility with ample room for additional improvements, vehicle accommodation, or future development potential subject to council approval. The property also benefits from three carport spaces and a high-exposure main road position, making it ideal for buyers seeking convenience and long-term upside.

Whether you are looking to land bank, renovate, invest, or explore future redevelopment opportunities, 292 Goodwood Road offers flexibility, income, and potential in one appealing package.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1
- Separate Teenagers' Retreat: Yes
- Car Accommodation: 3
- Block Size: 1,657m²
- Future development potential (STCA)

RATES: Approx. \$2,000 Per Half including Water

OCCUPANCY: Currently Tenanted at \$580 Per Week Until February 2027

RENTAL APPRAISAL: \$600 - \$620 Per Week (Main House), \$700 - \$750 Per Week Including Teenagers' Retreat Upon Renovation

KEY FEATURES:

- Expansive 1,657m² block with future potential
- Strong investment holding income
- Separate teenagers' retreat with renovation upside
- Functional galley kitchen with ample storage
- Three carport accommodation
- High-exposure location close to amenities
- Excellent opportunity to add value
- Ideal for investors, renovators, or developers
- Scope for future redevelopment subject to council approval

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 6.5km
- Stockland Bundaberg Shopping Centre: 4.5km
- Bundaberg Base Hospital: 7.5km
- Thabeban State School: 2.5km
- Bundaberg Airport: 5.0km
- Hinkler Central Shopping Centre: 6.0km
- Bargara Beach: 18.0km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal Jonathon Olsen on 0409 534 533 and Jennifer Candy on 0412 103 410.

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	1UHBGTV
Property Type	House
Land Area	1657 m2
Including	Air Conditioning Fully Fenced

Jonathon Olsen 0409 534 533

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