



Sold



39 Cortes Drive, Thabeban

## A RARE DUAL-LIVING OPPORTUNITY IN FAMILY-FRIENDLY THABEBAN

Perfectly suited to large families or those seeking genuine dual-living potential, 39 Cortes Drive, Thabeban presents a versatile two-level home designed to adapt to every stage of family life. Positioned directly opposite open parkland and set on a generous, fully usable allotment, this well-maintained residence delivers outstanding space, separation and lifestyle convenience.

From the street, the home makes an immediate impression with excellent vehicle access, a wide concrete driveway and a double shed/garage providing secure parking and storage. Inside, the clever split-level layout allows each floor to operate independently - ideal for extended families, teenagers, guests or work-from-home arrangements.

**FIRST LEVEL** (Lower Level —ideal self-contained living):  
The lower level is perfectly configured as a private living zone, offering two well-sized bedrooms, a light-filled living and dining area, a practical kitchenette and a beautifully renovated bathroom with toilet. This level is ideal for in-laws, adult children or long-term guests

5 2 2

**FOR SALE**  
Submit All Offers

### AGENTS

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### AGENCY

LJ Hooker Bundaberg  
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Interested parties must rely solely on their own enquiries.

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seeking their own space and independence, while still remaining connected to the main home.

#### SECOND LEVEL (Upper Level —main family residence):

Upstairs forms the heart of the home, where a spacious open-plan living and dining area connects seamlessly with the main kitchen, creating a welcoming and functional family hub.

This level features three generous bedrooms, all serviced by a stylishly renovated family bathroom with toilet.

A standout feature of the upper level is the expansive outdoor entertaining deck - perfectly positioned to capture cooling breezes and overlooking the backyard and adjoining green space. This elevated entertaining zone is ideal for weekend barbecues, family celebrations and relaxed evenings with friends.

The practical separation between the two levels allows for true multi-generational living while still maintaining privacy and comfort for everyone.

Outdoors, the property offers excellent yard space for children and pets, along with room to relax, entertain or further enhance the outdoor lifestyle. The combination of parkland outlook, generous entertaining areas and flexible internal layout makes this a rare and highly appealing opportunity.

With its adaptable design, two renovated bathrooms and multiple living zones, this is a home that genuinely caters to modern family living and dual-occupancy needs.

#### AT A GLANCE:

- Bedrooms: 5
- Bathrooms: 2 (both renovated)
- Car Accommodation: 2
- Swimming Pool: Yes in ground
- Land Size: 762m<sup>2</sup>
- Fully Fenced: Yes
- Dual Living: Yes

#### KEY FEATURES:

- Well-designed dual-level layout offering excellent separation
- Ideal for large families or dual-living arrangements
- Lower level with kitchenette, living area, 2 bedrooms and renovated bathroom
- Upper level with full kitchen, open-plan living and dining
- Three bedrooms and renovated bathroom upstairs
- Large covered outdoor entertaining deck
- Double shed / garage with excellent driveway access
- Positioned directly opposite open parkland
- Generous, family-friendly yard

RATES: Approximately \$1800 per half year (excluding water)

RENTAL APPRAISAL: Available upon request.

#### DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 5.5km
- Bundaberg Base Hospital: 4.5km
- Stockland Bundaberg Shopping Centre: 3.5km
- Thabeban State School: 2.0km

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   | 1U93GTV          |
| Property Type | House            |
| Land Area     | 762 m2           |
| Including     | Ensuite          |
|               | Air Conditioning |
|               | Pool             |
|               | Deck             |
|               | Dishwasher       |
|               | Fully Fenced     |

### Jonathon Olsen 0409 534 533

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### Jennifer Candy 0412 103 410

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