



## Thabeban, 61 Sunset Drive

### ENTRY LEVEL OPPORTUNITY WITH A POOL

Nestled in a peaceful, family-friendly community, 61 Sunset Drive, Thebeban offers the perfect blend of comfort, space, and potential, making it an ideal choice for small families or savvy investors. This charming property is set in a quiet neighbourhood, providing a serene environment while still being close to local amenities and conveniences.

As you arrive, you're greeted by a spacious front yard, complete with a driveway that offers additional parking space. This leads to a small carport, perfect for parking your vehicle, while the area also has the potential to create a cozy side sitting nook, with the space wrapping around to the front door and offering a welcoming outdoor sitting area. The side access also provides convenient entry to the backyard, making it easy to move between spaces.

Step inside and you'll immediately feel at home in the generously sized living and dining area. The space is air-conditioned, ensuring year-round comfort, while large windows



**For Sale**  
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**LJ Hooker Bundaberg**  
**(07) 4131 8000**

throughout allow natural light and fresh breezes to flow through, creating a bright and airy atmosphere. The open-plan design of the living and dining areas provides a seamless flow, perfect for both everyday living and entertaining. The kitchen, located just across from the living area, is spacious and functional with a wrap-around bench, offering ample space for meal preparation, unloading groceries, and even casual dining. Its open layout ensures that the chef is always part of the action while entertaining guests or interacting with family.

Down the hall, you'll find three generously sized bedrooms, each with built-in wardrobes. Two of the bedrooms are equipped with air conditioning, ensuring comfort no matter the season. The bathroom features stunning blue tiling, adding a touch of colour and charm to the space, while a separate toilet ensures privacy and convenience for the whole family.

The laundry provides direct access to the covered back patio, a perfect space for hosting small gatherings with family and friends. Enjoy the added benefit of a pool, where you can keep an eye on the kids while relaxing in the sun. The backyard is spacious and offers endless possibilities, whether you're looking to create a lush garden, build a shed, or simply enjoy outdoor activities. The property also includes a small lock-up shed on the other side of the house, ideal for storing tools, bikes, or other belongings.

With a solid layout, generous spaces, and potential for further improvements, 61 Sunset Drive, Thabeban offers everything a family needs to grow and thrive or presents an excellent investment opportunity in a highly sought-after area. Whether you're looking for your forever home or a property with great rental potential, this property ticks all the boxes.

#### AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 1
- Air-conditioning: Yes
- Fully fenced: Yes
- Pool: Yes
- Solar: Yes

#### KEY FEATURES:

- Spacious front yard with additional parking space and small carport
- Potential for side sitting area —perfect for enjoying morning coffee
- Side access to the backyard for easy movement between spaces
- Generously sized living and dining area with air conditioning
- Two air-conditioned bedrooms for added comfort
- Bathroom with stunning blue tiling, plus a separate toilet for privacy
- Laundry with direct access to covered back patio
- Sparkling pool —perfect for family gatherings and relaxation
- Spacious backyard with room for a garden, shed, or outdoor activities
- Small lock-up shed for additional storage
- Quiet, family-friendly neighbourhood with potential for growth and investment

#### DISTANCE TO FACILITIES (APPROX):

- Thabeban State School: 2.4km
- Shalom College Bundaberg: 5.9km
- Bundaberg CBD: 6.3km



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- Hinkler Central: 5.9km
- Bundaberg Base Hospital: 7.8km
- Sugarland Shopping Town: 12.2km

RATES: Approximately \$1750 Per Half Year (Plus water)  
 RENTAL APPRAISAL: \$580 - \$620 Per Week

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides 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 About this Property

Property ID	1T5TGTV
Property Type	House
Land Area	660 m²
Including	Toilets (1) Pool

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