



61 Sunset Drive, Thabeban

INVESTMENT SET AND FORGET IN THABEBAN

61 Sunset Drive, Thabeban presents an excellent investment opportunity, offering immediate rental income with an established tenancy in place. Situated on a fully fenced 660m² allotment in a quiet residential location, the property offers practical, low-maintenance living with features that appeal to long-term tenants.

The home comprises three bedrooms, one bathroom, a functional open-plan kitchen, dining and living area, and a single carport. Air conditioning to the living area and two bedrooms provides year-round comfort, while the in-ground swimming pool, covered outdoor entertaining area, side access and garden shed enhance the property's overall appeal.

Conveniently located close to schools, shopping facilities, public transport and just a short drive to Bundaberg CBD, the property is well positioned within an established residential neighbourhood. With its combination of desirable features, strong tenant appeal and existing rental income, 61 Sunset Drive represents a solid addition to an investment portfolio with potential for long-term capital growth.

AT A GLANCE:

3 1 1

FOR SALE
Offers Over \$599,000

VIEW
By Appointment

AGENTS
Jonathon Olsen
0409 534 533
jolsen@ljhookerbundaberg.com.au

Jennifer Candy
0412 103 410
jcandy@ljhookerbundaberg.com.au

AGENCY
LJ Hooker Bundaberg
(07) 4131 8000

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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

KEY FEATURES:

- Functional open-plan kitchen, dining and living area
- Three generous bedrooms, two with air conditioning
- Side access to the backyard for easy movement between spaces
- Generously sized living and dining area with air conditioning
- Covered outdoor entertaining area overlooking the backyard
- Fully fenced yard providing privacy and security
- Side access with space for trailers or additional vehicles
- Excellent investment opportunity with an established tenancy in place
- Conveniently located close to schools, childcare, shopping centres, public transport and just minutes from Bundaberg CBD

DISTANCE TO FACILITIES (APPROX):

- Thabeban State School: 2.4km
- Shalom College Bundaberg: 5.9km
- Bundaberg CBD: 6.3km
- Hinkler Central: 5.9km
- Bundaberg Base Hospital: 7.8km
- Sugarland Shopping Town: 12.2km

RATES: Approximately \$1850 Per Half Year (Plus water)

OCCUPANCY: Tenanted at \$650 Per Week until February 2027

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 DETAILS

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

Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au

Jennifer Candy 0412 103 410

Sales Consultant | jcandy@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au

