



24 May Street, Walkervale

## CHARMING 1936 COTTAGE WITH SPACE, CHARACTER & LIFESTYLE APPEAL

Positioned on a generous 1,012m<sup>2</sup> fully fenced and pet-proof block, this delightful 1936 timber cottage captures the warmth and charm of a bygone era while offering the practical features needed for comfortable everyday living. With classic street appeal and a welcoming wrap-around verandah, this home invites you to slow down and enjoy the relaxed lifestyle that comes with character living.

Stepping inside, the home immediately showcases its heritage charm with beautiful high ceilings, traditional VJ walls, and timber floors throughout, creating a wonderful sense of space and timeless style. Natural light flows throughout the home, complementing the original features that make cottages of this era so special.

The main bedroom is impressively oversized, complete with a ceiling fan and plenty of space for additional furnishings. The second bedroom is also well-sized and fitted with a ceiling fan, making it ideal for guests, children, or a home office.

The bathroom embraces the home's classic character with an original clawfoot bathtub fitted with an overhead shower, perfectly blending

2 1 3

### FOR SALE

Offers Above \$549,000

### AGENTS

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### AGENCY

LJ Hooker Bundaberg

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vintage charm with everyday practicality.

At the heart of the home, the kitchen was upgraded in approximately 2003 and offers both functionality and warmth with timber-finish cabinetry, gas cooking, and generous cupboard space, making meal preparation and storage simple and practical.

Downstairs adds further versatility to the home, featuring a laundry area and multipurpose space that could be utilised for storage, hobbies, or a workshop. A second toilet downstairs adds extra convenience, particularly when entertaining or working outdoors.

Outside, the property provides excellent space and infrastructure for vehicles, hobbies, and outdoor living. A large powered double-bay shed with roller door provides excellent storage or workshop space, complemented by an additional carport with attached lean-to and extra parking available near the rear patio.

For those who enjoy gardening or sustainable living, the property features a well-established vegetable patch with fruit trees and herbs, allowing you to enjoy fresh produce straight from your backyard. Practical additions such as a solar hot water system, water tank, the western exterior recently repainted, and the roof replaced in approximately 2003 further enhance the home's functionality and long-term appeal.

Combining classic character, generous land size, and excellent outdoor infrastructure, this charming cottage presents a fantastic opportunity for buyers seeking personality, lifestyle, and room to grow in a convenient location.

#### AT A GLANCE:

- Bedrooms: 2
- Bathrooms: 1
- Toilets: 2
- " Car Accommodation: 3 - Shed, carport & additional parking
- " Land Size: 1,012m<sup>2</sup>
- Ceiling Fans: Yes (both bedrooms)

#### KEY FEATURES:

- Charming 1936-character timber cottage
- Beautiful wrap-around verandah
- High ceilings, traditional VJ walls, and timber floors throughout
- Massive main bedroom with ceiling fan
- Second bedroom with ceiling fan
- Kitchen upgraded approximately 2003 with gas cooking and timber cabinetry
- Original clawfoot bath with overhead shower
- Downstairs laundry and multipurpose space
- Large, powered double-bay shed with roller door
- Additional carport with attached lean-to
- Extra parking space at rear patio
- Garden shed for additional storage
- Established veggie patch with fruit trees and herbs
- Solar hot water system
- Water tank
- Roof replaced approximately 2003
- Western exterior repainted last year
- Fully fenced and pet-proof yard

#### DISTANCE TO FACILITIES (APPROX):

- Walkervale State School: 0.4km
- Bundaberg State High School: 2.0km
- Bundaberg CBD: 3.0km
- Bundaberg Base Hospital: 3.0km
- Hinkler Central Shopping Centre: 3.5km
- Stockland Bundaberg Shopping Centre: 5.0km

- Bargara Beach: 14.0km

RATES: Approx. \$2,100 half year (excluding water)

OCCUPANCY: Owner Occupied

RENTAL APPRAISAL: \$550 - \$570 Per Week

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent Kate Hutchinson on 0431 234 282.

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## MORE DETAILS

Property ID	1UAZGTV
Property Type	House
Land Area	1012 m2
Including	Outdoor Entertaining Floorboards Fully Fenced Water Tank

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