



7B Cullen Street, Walkervale

QUIETLY POSITIONED, BEAUTIFULLY PRESENTED

Tucked away down a private driveway off quiet Cullen Street, this immaculately presented home offers the perfect blend of privacy, convenience and low-maintenance living. Ideally suited to downsizers, busy professionals, first-home buyers or investors, this is a property where you can simply move in and enjoy.

Thoughtfully designed for easy living, the home features three generous bedrooms, all with built-in wardrobes and ceiling fans, while the master bedroom offers extra space and comfort. At the heart of the home is a light-filled open-plan kitchen, dining and living area, creating a welcoming space for everyday living and entertaining. The well-appointed kitchen includes stainless steel appliances, ample cupboard and bench space, and a wide fridge recess to accommodate larger refrigerators.

Sliding doors connect the living area to a private covered outdoor entertaining space, complete with security screens and a roller blind for additional privacy, creating the perfect spot to relax or entertain family and friends.

Set on an easy-care allotment with a fully fenced backyard, the

3 1 1

FOR SALE

Offers Over \$649,000

VIEW

By Appointment

AGENTS

Jonathon Olsen

0409 534 533

jolsen@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.



property offers all the benefits of a house without the maintenance. Meticulously maintained by its original owner since new, the home presents in outstanding condition and is ready for its next chapter. Positioned close to shops, schools, parks and everyday amenities, you'll enjoy the convenience of everything Bundaberg has to offer while still feeling tucked away in your own private retreat.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 1
- Air-conditioning: NO
- Flood Zone: Outside flood zone
- Fence: Fully Fenced Backyard & Front Garden

RATES: Approx. \$1,900 Per Half Excluding Water

BODY CORP: Approx. \$475.41 Annually

OCCUPANCY: Owner Occupied

RENTAL APPRAISAL: \$630 - \$650 Per Week

KEY FEATURES:

- " Low-set Modern Brick Home
- " 457m² Block with Great Sized Low-Maintenance Yard
- Functional kitchen and Open-Plan Living Space
- Quiet Secluded Rear Entertainment Area
- Convenient Walkervale Location

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 2.5km
- Hinkler Central Shopping Centre: 1.8km
- Bundaberg Base Hospital: 3.9km
- Bundaberg Central State School: 2.4km
- Bundaberg State High School: 1.7km
- Bundaberg Train Station: 2.8km
- Bundaberg Airport: 4.6km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal Jonathon Olsen on 0409 534 533.

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	1UP6GTV
Property Type	House
Land Area	457 m2
Including	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Jonathon Olsen 0409 534 533

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

LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

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



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.