

28 Hurst St, Walkervale, QLD 4670

Sold - 11/05/2022

House 3  1  1 



## VACANT NOW & READY FOR A NEW OWNER OR TO RENT OUT!

This Property is in a prime flood free position, you could walk to the City Centre, a short walk to shops/restaurants and Walkervale Primary School & Close to St Mary's Private School. Buses to anywhere in Bundaberg from this street!

**Open for Inspection**

By Appointment.

Capital gain at this address will be good over time, as the block is a level 809m2 which will give the new owner the ability 'STCA' build another house or a duplex or some units at the back of the block.

The house itself has been well maintained and fully renovated within the last five years and is in very good condition throughout. With a mix of 3.1m high ceilings, timber fretwork and modern tones, new flooring, bathroom, kitchen with large pantry, fans throughout and split systems in both the lounge room and Master bedroom-the house will be easy to continue to rent with minimum maintenance inside expected over the foreseeable future.

The house has plenty of storage downstairs, which encompasses lockable storage space, laundry and an entertainment area or workshop/car accommodation. The level yard is fully fenced, with 6 foot high fencing, comprising of a combination of timber and color bond. The exterior could do with a lick of paint. The current owner has other interests and wishes to sell this property to move on with other plans.

This property is in a great location, and will always be easy to rent or, it would be a great place to bring up your family!! The house IS VACANT NOW & would rent for \$350pw to \$360pw which would equal a net rental yield of 5.02% Net.

So this property ticks a lot of boxes, and would be a great place to rent out or bring up the family!

Phone now to organise an inspection.

Whilst every endeavor has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.

### Listed By

Heather Galley  
Phone: (07 ) 4152 1122  
Mobile: 0400 021 129

