



1-4, 65 Gavin Street, Bundaberg North



EXCELLENT INVESTMENT OPPORTUNITY

Karalee Villas offers 4 x 2 Bedroom units conveniently located in Gavin Street, Bundaberg North, close to the Bundaberg CBD, Northway Plaza Shopping Mall and Bundaberg Base hospital.

Built in 2006 of sustainable, energy efficient rendered clay bricks to the exterior and exposed brick interior walls, these units have been solidly constructed with quality materials. All other interior walls are villa board, a wall cladding that is attractive yet more impact and moisture resistant than regular plasterboard making it ideal for tenants and landlords wanting attractive but easy to maintain, low maintenance properties.

Units 1 and 2 are single storey, 110m² in size and offer –

- 2 good size bedrooms with built-in wardrobes.
- Modern kitchen with electric stove and rangehood.
- Spacious open plan dining and living area.
- Large bathroom with toilet, shower, and vanity.
- Laundry with linen cupboard
- Single garage with internal access
- Sliding door access to a private courtyard with clothes line.
- Perfect for elderly tenants being single storey.
- \$260 per week rental return

Units 3 and 4 are double storey, 151m² in size and offer –

The lower level includes

- a modern kitchen with electric appliances
- Open plan dining/living room with sliding door access to private paved and grassed courtyards.

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Price MID \$800,000's OFFERS SOUGHT

Property Type residential

Property ID 187

Office Area 0

Land Area 1,012 m²

AGENT DETAILS

Toni Kuchtin - 0417 633 840

OFFICE DETAILS

Bundaberg Property Gallery
33 Bourbong St Bundaberg Central QLD
4670 Australia
07 4151 3233



- Laundry, downstairs toilet with hand basin, and double garage with internal access.

Floating timber stairs with stainless steel balustrading leads you to the upper level featuring –

- A second large living room with floating timber floors.
- Sliding door access to private balcony.
- 2 spacious bedrooms with built in wardrobes.
- Large bathroom with toilet, shower, and vanity.
- \$275 per week rental return

All units have ceiling fans, good quality window treatments and security screens throughout. The complex is well maintained and has great street appeal and is low maintenance. There are additional parking bays for tenants and guests. All units have excellent tenants in place.

The units are strata titled so can be sold separately with the establishment of a Body Corporate.

Council rates are approximately \$1394 per unit per half year.

Call Toni Kuchtin now for further information

8 Bedrooms 4 bathrooms 6 Cars

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