



## SVENSSON HEIGHTS

15 Cattermull Street

3  1  3 

## IMMACULATE 3 BEDROOM HOME IN SOUGHT AFTER AREA


Very tidy three bedroom timber home in Svensson Heights, and priced to sell it shouldn't last long. The house proud owners have kept their home in tip top condition from the moment it was theirs 10 years ago. Quite deceptive from the road this is not a tiny house, there are three bedrooms, dining, living, kitchen, bathroom two toilets, laundry upstairs and two sunrooms!


- Three bedrooms, all with ceiling fans. The owners are leaving the cupboards.
- Large enclosed back sunroom with paved floor, perfect for the cuppa in the morning.
- Low maintenance timber home, painted inside and out 10 years ago and in great condition.
- Roof replaced 10 years ago (approximately)
- The kitchen has been refreshed and has loads of bench space, quality oven and ceramic cooktop, dishwasher.
- Bathrooms with shower over bath and toilet. Second toilet down the hall.
- Upstairs laundry with extra bench space and room for chest freezer and fridge.
- Double attach carport(tandem) plus single shed with workshop and storage room.
- Easy maintenance gardens and lawns, with 5 small rainwater tanks for the gardens.
- Close to Stockland Shopping Centre (formerly Sugarland), public transport and West Primary School.

<b>Property ID:</b>	18006799
<b>Property Type:</b>	House
<b>Garages:</b>	1
<b>Carports:</b>	2

### AGENT

**Joshua Rub**

 0411694728

 [joshua.rub@bundaberg.rh.com.au](mailto:joshua.rub@bundaberg.rh.com.au)

- Rent appraisal is \$270-\$280/week

The owners are moving out of town and have decided now is the time to sell. This property is in VERY GOOD condition and would make a great home or investment property. Be quick though.

#### Property Features

Roof: 10 year old

Shed: Yes (single plus workshop)

Carport: Double

Bedrooms: 3

Sunrooms: 2

Kitchen: Refreshed

Toilets: 2

Security Screens: Yes

Air Con: Yes – all rooms in the house

Fencing: Yes

Land Size: 739sqm

Smoke Detectors: Yes

Council Rates: \$1350/half year