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# Welcome

Thank you for your interest in **16 Thorburn Street, Svensson Heights.**

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

## The Property



### 16 Thorburn Street, Svensson Heights

**CHARMING HOME WITH ENDLESS  
POTENTIAL ♦ PERFECT FOR FIRST HOME  
BUYERS OR INVESTORS**

2  1  2  **\$420.000**

Air Conditioning

Study

Floor boards

Shed

Broadband Internet

Welcome to this delightful 2-bedroom home that boasts large rooms, timeless timber floors, and a peaceful suburban lifestyle while still being close to all of Bundaberg's amenities and schools. Whether you ♦ are a first-home buyer looking for a cozy family home or an investor seeking a property with a solid rental return, this property is the perfect match!

#### Key Features:

- \* Spacious Layout: Large rooms throughout.
- \* Timber Floors: Beautiful timber floors.
- \* 2 Large Bedrooms: Each bedroom offers plenty of room for comfort.
- \* Study Room: Ideal for working from home.
- \* Family-Sized Bathroom: Features both a shower and bathtub, with a separate toilet for added convenience.
- \* Fully Security Screened: Feel secure and enjoy peace of mind with security screens throughout.
- \* Air Conditioning & Ceiling Fans: Stay cool with an air conditioner in the living room and ceiling fans in every room.
- \* 779m2 Block: Plenty of space in the fully fenced backyard, ideal for children or pets.
- \* 2-Bay Shed with Car Access: Great for car storage, a workshop, or extra space for hobbies.

Located in a quiet, leafy suburb yet just minutes away from Bundaberg ♦ schools, shopping

centres, and amenities, this property offers the best of both worlds ♦ tranquillity and convenience.

For investors, this properties current rental appraisal is \$350PW

Don ♦ miss out on this fantastic property. Whether you're looking to settle down or expand your investment portfolio, this home ticks all the boxes!

Location: Quiet Suburb, Bundaberg

Land Size: 779m<sup>2</sup>

Rental Appraisal: \$350/week

## Location

