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## Welcome

Thank you for your interest in **6 Mill Street, WALLAVILLE.**

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



**6 Mill Street, WALLAVILLE**

**WHAT AN OPPORTUNITY ONLY \$249,000**

**O/A**  
3  2  2  **\$249,000**

Air Conditioning

Split System Air Conditioning



Balcony


Shed

Fully Fenced

Built In Robes

This property is unique and solid and sits on 1,214m<sup>2</sup> block, well drained, flood free fully fenced and close to prep and primary schools. It is also close and handy to a corner store which does some very nice hot food. Close by is a council recreational park and your local watering hole.

If you want to do your major shopping Gin Gin is approximately 15 minutes  drive or Bundaberg 35-40 minutes  drive while Childers is roughly the same timeline. All good roads and the high school bus takes children to Gin Gin high school daily.

This unique design of home is different from the so called normal and you will love the exposed beam work. There is a lockup steel framed shed and spare concrete slab to park your boat, trailer, caravan on. The property is lightly treed, so mowing isn't  an issue. Yes there is a very slight amount of TLC to be done but nothing that will hold you back from moving in and then give it a lick of paint.

For more information Call Dave Read on mobile 0405 252 135 to arrange an inspection.

NOTE: Inspections require 24 hours notice as the property is tenanted.

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Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.

## Location

