



16 Lahey St, Brooweena



RENOVATOR'S DREAM IN BROOWEENA – FLOOD FREE HOME

Yes, it needs serious work, however like a great canvas you can uncover the potential of 16 Lahey Street, a historic home brimming with character and ready for a new chapter. The seller is presently residing in the property, but please be aware before you inspect that there will be substantial renovations required if you are going to live in the home. This century-old gem is perfect for renovators, featuring a solid hardwood structure and ample space for expansion on a 1,012sqm partially fenced block. With a motivated seller prepared to meet the market, this property offers an unparalleled opportunity to craft your ideal rural retreat.

Perched atop a hill with stunning views, this charming home in the serene town of Brooweena offers the perfect retreat for those seeking a peaceful lifestyle. Families will love the convenience of backing onto **Brooweena Primary School**(Kindy to Year 6), while a nearby bus route provides easy access to high schools in Maryborough.

🏠 3 🍷 1 🚗 1 📏 1,012 m²

Price	Seeking Written Offers
Property Type	Residential
Property ID	1263
Land Area	1,012 m ²

AGENT DETAILS

Leigh Harper - 0414 961 068

OFFICE DETAILS

Local Property Team
1300 040 728

PROPERTY TEAM

Enjoy the best of small-town living with great accessibility—**Biggenden is just 25 minutes away, Maryborough 35 minutes, and the stunning beaches of Hervey Bay are only an hour's drive**, all without the congestion of city life.

Due to its elevated position, some rainwater naturally flows onto the property from higher ground. However, the home itself **remains unaffected by flooding**, and a retaining wall on the higher side would help manage water flow. According to the seller, even during the **2022 floods**, water levels reached only ankle height in lower sections of the property.

As always, **buyers are encouraged to conduct their own due diligence**—you can check **flood maps on the Fraser Coast Council website** for further details.

Property Highlights:

Historic Hardwood Structure:

Authentic 100-year-old design with 3 bedrooms, 1 bathroom, and a 1-car garage

Generous 1,012 sqm Block:

Partially fenced, offering substantial room for landscaping or additional projects

Under-House Entertainment Area: Re-stumped roughly a decade ago, providing a functional space for outdoor gatherings

Rainwater Tanks: 2 units, requiring plumbing inspection to maximise usability

Required Renovations:

Kitchen: The property has no stove and a requires a new stove installed.

Plumbing: Water pump for rainwater tanks requires new piping and a general plumbing inspection is recommended as well as emptying and extending drainage from the septic tank.

Electrical: Is somewhat faulty as some lights do not work and a full internal rewiring is recommended by the seller as well as being required for safety standards.

Structural: Retaining wall installation on the left side, back and front stairs replacement

Windows and Doors: Updates to kitchen, bathroom, and louvre windows, plus replacement of both front and back doors

Bathroom: Waterproofing repairs required near the bottom of shower wall, due to water damage

Gutters and Finishings: New gutters required; a fresh coat of paint and new floor coverings would add instant appeal

Other renovations could also be required that may have been missed and not disclosed in this write up, so please do your due diligence if you intend to purchase this home

This property is an incredible value opportunity for buyers with a vision. Don't miss your chance to transform this historic home into a bespoke country escape.

For further details or to schedule an inspection, contact Leigh Harper from Local Property Team at 0414 961 068.

Disclaimer: All information is presented with care. We advise interested parties to conduct their own due diligence.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.