

# 10 Aleta Court, Avoca, Qld 4670



## House For Sale

Friday, 3 November 2023

10 Aleta Court, Avoca, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 742 m2

Type: House



Danielle Kemp  
0402918564

## OFFERS ABOVE \$425,000

This low maintenance and well presented brick residence is located in a quiet cul-de-sac, perched on a corner block where only local traffic will drive by. Enter through the front door to the raked ceilings and open plan air-conditioned lounge, dining and kitchen area. Easy flow floor plan with a main hallway off the living which takes you to the bedrooms and bathroom or the opposite end of the home to the second living area, laundry and car garage. The home has had a recent refresh with new floor and window coverings. Property Features:- Kitchen in the heart of the home with electric cooking- Family-sized lounge at the front of the home plus a second living/dining area- Three bedrooms complete with built ins and ceiling fans- Bathroom with bath, shower and vanity- Separate toilet plus a second toilet in the laundry- Single attached car garage with internal access- Double gates to the side/rear allowing plenty of room for access - The rear/ side of the property backs onto a reserve, so only one neighbour next door - Current Rental Appraisal of \$450-\$480 per week- Council Rates are \$1,650 per half year Well located within Avoca, the location is conveniently positioned within walking distance to Avoca IGA complex, bus stops and parkland. The Sugarland Shopping Centre is just a 5 minute drive down the road. There are also a variety of public schools and day care centres within a convenient distance. This property is a prime pick for a seasoned investor, downsizers or first-time buyers looking for an easy to manage, neat and tidy low-set property in a great location! To arrange a private inspection or to request more information on this property, please contact the exclusive marketing agent, Danielle Kemp on 0402 918 564 or [danielle@thefourwalls.com.au](mailto:danielle@thefourwalls.com.au). **DISCLAIMER:** The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters. We have used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained.