

**10 Gibson Street, Avenell Heights, Qld 4670**



**House For Sale**

Thursday, 30 May 2024

10 Gibson Street, Avenell Heights, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jonathon Olsen  
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## OFFERS ABOVE \$389,000

This pleasant brick house on a spacious 1,194m<sup>2</sup> block is perfect for first-time home buyers, first-time renovators, or first-time investors looking to make their mark! Move straight in and take your time customizing upgrades to suit your personal style. As you enter through the glass double doors, you're greeted by a light-filled living and dining area, surrounded by ample windows for a fresh, airy feel. The spacious living area features a large air conditioning unit and vinyl floors, with hardwood floorboards underneath for potential upgrades. The kitchen boasts a neat and tidy Laminex benchtop, ample cupboard space, and an electric standalone stove top and oven rangehood. 3 good-sized bedrooms, one with two cupboard spaces, the other 2 offering plenty of space for storage options. The bedrooms currently feature vinyl flooring, providing a blank canvas for your flooring preferences. The laundry area includes a secondary toilet and overhead cupboard space, making household chores a breeze. Step outside to the spacious backyard, complete with a large lockable shed. The property is fully fenced with two clotheslines and neat garden beds around the front and back yards. Don't miss this opportunity to create your ideal home in a prime sought-after location in Avenell Heights! **PROPERTY FEATURES:-** 3 Bedrooms- 1 Bathroom- 2 Toilets- Large Air-conditioning Unit in Living Area- 2 Car Spaces- Block Size: 1,194 m<sup>2</sup>**RATES:** \$1900 Half Yearly + Water**RENTAL APPRAISAL:** \$450 - \$480 Per Week**DISTANCE TO FACILITIES:** Scallywags Childcare Centre 1.4km Walkervale State School 1.3km St Mary's Catholic Primary School 1.8km Kepnock State High School 2.1km Shalom Catholic College 3.9km Local CBD 4.1km Hinkler Central 3.6km Bundaberg Base Hospital 6.2km The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533. **Disclaimer:** LJ Hooker have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries to determine whether or not this information is in fact accurate.