

14 Aleta Court, Avoca, Qld 4670



Sold House

Wednesday, 23 August 2023

14 Aleta Court, Avoca, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 708 m2

Type: House

\$420,000

Welcome to Avoca, where you can find the perfect property that serves both as a first home and an investment opportunity in the Bundaberg region. Nestled in a peaceful cul-de-sac in the popular Avoca neighbourhood, this 1990's brick home with a Colorbond roof is a low-maintenance gem waiting for its new owner. Convenience is key, and this property ticks all the boxes. You'll be just a short drive away from essential amenities such as schools, IGA, Stockland Plaza, Brother Sports Club, CQ University, the airport, and much more. The location is ideal for those seeking a well-connected lifestyle without sacrificing the tranquillity of a quiet residential area. Upon entering the home, you'll be greeted by an air-conditioned living area that seamlessly flows into the neighbouring dining room and spacious kitchen. The kitchen boasts electric appliances and provides ample space for culinary creativity. It's the perfect setup for hosting gatherings and creating lasting memories with loved ones. There are three comfortable bedrooms, each equipped with built-in robes to maximize storage space, ceiling fans and new carpets to all. Adjacent to the bedrooms, you'll find a well-appointed bathroom with a separate toilet, ensuring convenience and privacy for residents and guests alike. On the opposite side of the home, you'll discover a laundry area and an attached single car garage, providing secure parking and additional storage options. Step outside onto the covered outdoor entertaining area, and you'll be pleasantly surprised by the tranquillity and privacy offered by the 708sqm block. With no direct neighbours at the rear, you can enjoy a peaceful outdoor retreat, perfect for relaxing or hosting gatherings. The property also features side access, adding convenience and versatility to the space plus a recently added 6m x 3m lawn locker. Investors will be delighted to know that this property comes with a current rental appraisal of \$460-\$480 per week, making it an attractive investment opportunity with strong rental potential. Don't miss out on this fantastic chance to secure a first home or investment property in a top spot. With its low maintenance design, convenient location, and rental potential, this Avoca gem won't stay on the market for long. Contact Exclusive listing Agent Rob Prendergast, 0412 511 220 to arrange a viewing and make your dreams of homeownership or smart investment a reality!

At a Glance: Location: Avoca, Bundaberg region, peaceful cul-de-sac in Avoca neighborhood. Property: 1990's brick home with Colorbond roof. Air-conditioned living area flowing into dining room and spacious kitchen. Kitchen with electric appliances and ample space for culinary creativity. Three comfortable bedrooms with built-in robes, ceiling fans, and new carpets. Well-appointed bathroom with separate toilet. Laundry area and attached single car garage. Covered outdoor entertaining area with privacy and tranquility. 708sqm block with no direct neighbors at the rear. Side access and a recently added 6m x 3m lawn locker. Current rental appraisal of \$460-\$480 per week. Attractive investment opportunity with strong rental potential. Short drive to essential amenities (schools, IGA, Stockland Plaza, Brother Sports Club, CQ University, airport, etc.) Low maintenance design.