

16 Reynella Drive, Avoca, Qld 4670



Sold House

Tuesday, 5 September 2023

16 Reynella Drive, Avoca, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 721 m2

Type: House



Michael Loader

Contact agent

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this amazing brick home, perched high and dry in an A grade Avoca location with lovely peaceful vistas on offer! Situated in the highly sought after Avoca area and in a quiet street with little passing traffic, this very private and secure home is immaculate in every sense and would make the ideal first home or set & forget investment property. This tightly held and very quiet area is just a short drive to Hospitals, School and Major Shopping Centre, as far as locations go, you will not find anything as convenient. This beautiful refreshed home has everything you could want! Features include:

- 3 bedrooms, all generous size, absolutely neat as a pin
- Generous Master suite, A/C
- Centrally located bathroom with shower, toilet & bath, neat order
- 2 Toilets, room to move with a large floor plan which flows with ease
- Functional internal layout which includes HUGE formal lounge (with inbuilt bar/ coffee station) + formal dining area
- Modern renovated kitchen equipped with modern appliances, plenty of cupboards and an abundance of bench space
- Presents impeccably, no immediate work required
- A/C to the home
- New led lighting throughout, new smoke alarms, new shower and tiling to the bathroom, the property has been updated where required over the years and is well kept
- Generous sized outdoor alfresco area which flows seamlessly from off the kitchen/dinning space providing a great spot to entertain
- The outdoor area offers complete privacy and is the perfect spot to unwind with a nice cold beverage!
- Perched on an easy care 726m² fully fenced allotment with ample side access
- Plenty of room to add a shed or carport for the car/boat/van
- 100% FLOOD FREE property in a highly desirable street, surrounded by well kept owner occupied properties. The location oozes quality and your family will just love calling this place home
- Lawn locker, plenty of room for the boat/van
- Established lawns & garden, easy care yard
- The home is IMMACULATE inside (no work required) with the current owners very fastidious! Just unpack and enjoy this great property in a trendy location. This property would make a cracking first home, grey nomad base, or investment property
- Currently tenanted to a lovely long term tenant (4+ years) with lease expiration in November 2023
- Current rental appraisal @ \$500+ per week, just sit back and let your tenants pay it off whilst you sleep, quality property in quality location!
- 2 mins to Sugarland, CBD, Medical Precinct & 5 mins to the Airport, this one is positioned perfectly for future growth
- GREY NOMADS, 1ST HOME BUYERS, INVESTORS OR ANYONE WANTING A GREAT VALUE PROPERTY ON A LARGE LOT, THIS ONE IS FOR YOU!
- SELLING NOW....WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF! IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE HOME IN A TOP LOCATION WHICH IS ON A HIGHLY DESIRABLE LARGE LOT THIS IS IT. PRICED TO SELL WITH MOTIVATED SELLERS READY TO SELL TODAY! ***FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loadersproperty.com.au*** CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a glance: Bedrooms: 3 Bathrooms: 1 Toilets: 2 Living: 2 Land size: 726m² A/C - Yes SOLAR - No Rates - \$1800 p/h Approx Rent Appraisal - \$500+ p/w

****Disclaimer:** In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document**