

19 Chancellor Drive, Avenell Heights, Qld 4670



House For Sale

Thursday, 30 May 2024

19 Chancellor Drive, Avenell Heights, Qld 4670

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 705 m2

Type: House



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Offers Above \$649,000

This immaculate home at 19 Chancellor Drive is a hidden gem that offers much more than meets the eye. From the front, it may appear modest, but step inside to discover a spacious and thoughtfully designed family residence.

Key Features:

- Large Bedrooms:** Unlike many modern homes with small bedrooms, this property boasts generously sized bedrooms. The master bedroom, located at the rear of the home, is a true parents' retreat with a large ensuite, air conditioning, and direct access to an enclosed verandah.
- Master Suite:** The master suite is massive, with plenty of natural light, TV points, power outlets, and a walled closet. The ensuite features a shower and toilet, creating a private sanctuary.
- Additional Bedrooms:** The two other bedrooms are also spacious, easily accommodating queen-sized beds, and come with built-in wardrobes and ceiling fans.
- Living Areas:** The home features multiple living areas, including an open lounge area, a dining room, and a large family living area. The versatile layout ensures plenty of space for family gatherings and entertaining.
- Galley Style Kitchen:** The kitchen is well-equipped with electrical appliances and plumbing for a dishwasher. There's a separate coffee nook leading to the laundry and outdoor clothesline area.
- Enclosed Verandah:** A standout feature is the enclosed verandah with large glass louvres/windows, providing a third living space that's perfect for relaxation and enjoying the garden views.
- Solar and Energy Efficiency:** The home is equipped with a 5.85kW solar system and solar hot water, ensuring energy efficiency and lower utility bills.
- Easy Maintenance:** Hybrid flooring throughout the home makes cleaning a breeze. All taps have been recently replaced for added convenience.
- Outdoor Living:** The property features two outdoor seating areas surrounded by lush gardens with plenty of fruit trees. The second outdoor area has plumbing installed, making it perfect for an outdoor spa or additional entertaining space.
- Garden and Workshop:** The beautifully maintained gardens include a concrete outdoor area with added height to courtyard walls for privacy. There's also a 3m x 3m x 4m workshop for those who enjoy tinkering. A water tank and irrigation system are installed in the backyard to keep the garden lush and green.
- Additional Bathroom:** The second bathroom includes a shower, bath, an extra vanity, and an additional toilet, making it easy to accommodate guests.
- Prime Location:** Situated in one of the most prestigious and tightly held areas of Avenell Heights, this home is competitively priced for offers above \$649K. It's conveniently located close to shops, schools and the CBD.

This beautifully presented home offers comfort, space, and a peaceful lifestyle. Don't miss the opportunity to make this exceptional property your own.

Hotspot Highlights:

- 3 spacious bedrooms, master with large ensuite, plus second bathroom
- Home has a very good layout and design - spacious
- Workshop 3 metres high x 3 metres deep x 4 metres in length
- Spacious galley kitchen
- Low maintenance garden with 2 outside garden areas to enjoy, very secluded and private
- Glass Louvres/windows in outside room, gives extra living space for those that entertain
- Rates approx \$1700.00 half yearly including water consumption
- Tightly held pocket in Avenell Heights
- Rental appraisal approx \$650.00 per week

Proximity to local Hotspots:

- * 8 min drive to Bundaberg CBD & Hospitals
- * 14 min drive to Elliott Heads
- * 18 min drive to Burnett Heads
- * 13 min drive to Bargara & Innes Park
- * 11 min drive to Bundaberg Airport

Hotspot Overview:

Avenell Heights: Situated in the southern side of Bundaberg. This home is high and dry and is an excellent area for families and retirees. This street in particular is tightly held with other prestigious homes surrounding.

If you would like to find out more information, please contact Principal | Licensed Real Estate Agent | Auctioneer Barbara Burstall from Hotspot Realty Bundaberg on 0423 182 450 or feel free to email barb@hotspotrealtybundaberg.com.au or text.

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