

**1a Avenell Street, Avenell Heights, Qld 4670**



**House For Rent**

Tuesday, 12 December 2023

1a Avenell Street, Avenell Heights, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 662 m2**

**Type: House**



RealWay Property Management Team

0741514288

## **\$550.00 Per Week**

For those looking for a family home in time for Christmas, in a dry locality, a stone's throw to shops / schools and a short drive directly into the CBD, look no further! We've got the one for you! Unassuming from the roadside, the tidy facade gives little away as you enter via a hallway and the carpeted formal lounge with air conditioning. Central to the home is the original but tidy kitchen with updated appliances including a dishwasher and adjacent dining space with further air conditioning. The laundry is behind this space further with the separate second toilet and double garage. One side of the garage has been used for a craft room of late but still serves for car accommodation with minimal modifications and the other side has an automatic roller door for a single car as-is. Head back inside, the four bedrooms collect to the right-hand side of the home, three are built-in with ceiling fans whilst the main boasts an ensuite with shower / toilet and its' own air con. The main bathroom is also located here with a bath, vanity and new shower. The original outdoor area has been fully enclosed and now doubles as a second living space. For those that love entertaining, there is an additional space outside overlooking the low maintenance 662sqm allotment which is fully fenced and includes an oversize lawn locker. **APPLY TODAY! \*\*IMPORTANT\*\* APPLICATION CRITERIA** You must meet the following criteria before we can process your application:- Your affordability for a property is based on a minimum of approximately 30% of your total/combined income or proof of affording a similar property;- 100 points of ID are required, only applications with the correct 100 points and supporting documents required will be processed;- Please ensure all applicants over 18 have submitted individual applications. **\*\*The information provided is to be used as an estimate only. All potential applications should make their own enquiries to satisfy themselves as to any due diligence required.\*\*\***