

2 Cauchi Court, Avoca, Qld 4670



Sold House

Thursday, 10 August 2023

2 Cauchi Court, Avoca, Qld 4670

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 1019 m2

Type: House

\$640,000

Are you looking for a home that combines comfort, convenience, and flexibility? Look no further! We present to you an exceptional dual living home that exceeds all expectations. Step into a world of limitless possibilities and embrace a lifestyle that caters to your unique needs. Discover the hidden gem of this property with the potential for dual living downstairs. Perfect for extended family, guests, or even as an additional income source, this self-contained space features a living area, kitchen, and two bedrooms, each with their own bathroom. Outdoor sitting areas provide tranquil spots to enjoy a morning coffee. Step outside and be greeted by an extraordinary outdoor space that will become the heart of your gatherings and a serene haven for relaxation. With its generous size, this deck offers endless possibilities for entertaining and creating unforgettable memories with loved ones. This property goes above and beyond with its double garage, ensuring ample space for your vehicles and storage needs. In addition, a shed with a workshop bay and a high clearance caravan carport offer versatility for those with hobbies, projects, or extra vehicles.

MAIN DWELLING FEATURES: - Airconditioned open plan kitchen, living and dining area the opens onto the outdoor entertaining area - Fully equipped kitchen with gas cooktop, electric oven, dishwasher, walk in pantry and island bench with room for bench seating - Large office located at the front of the home with plenty of natural light - Three generous bedrooms all with built in cupboard, carpet flooring and ceiling fans - Master bedroom is airconditioned and features a walk in wardrobe and en suite - Large under cover deck with power, lights and built in speakers plus an electric awning for additional shade when required - Double attached garage with additional storage space - Beautiful and hard-wearing vinyl plank flooring throughout the main living areas & office

DOWNSTAIRS FEATURES: - Private access separate from the main dwelling - Communal lounge area - Kitchenette with plenty of storage and preparation area - Two bedrooms each with their own private bathrooms - Each bedroom has a private outdoor sitting area - Rental Potential of \$200-\$250 per room per week

ADDITIONAL PROPERTY FEATURES: - Third car accommodation and workshop - Wide side access to the backyard - Solar power system - Established fruit tree's including Mango, Citrus and more - High clearance carport ideal for caravan or boat

AT A GLANCE: Bedrooms: 5 Bathrooms: 4 Car Accommodation: 3 Block Size: 1019m² Rental Appraisal: \$700-\$750 Council Rates: \$1700 per half year plus water usage

DISTANCE TO FACILITIES: - 95m to Expeditions Early Learning Centre - 200m to Smiths Rd Bus Stop - 1km to Avoca IGA - 1.2km to Avoca State School - 1.9km to Sugarland Shopping Centre - 4km to Bundaberg Base Hospital - 5.4km to Bundaberg CBD

Contact the Exclusive Agent Majella Owen today on 0413245755 to inspect this immaculate property and experience the magic of this remarkable property firsthand!

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 in order to determine whether or not this information is in fact accurate.