

# 2 McGill Crescent, Avenell Heights, Qld 4670

## Sold House

Tuesday, 30 January 2024

2 McGill Crescent, Avenell Heights, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 683 m2

Type: House



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**\$760,000**

Brand new, never lived in and fresh to the market is this beautifully designed and finished residence with 4 bedrooms, 7.3m x 9m high clearance shed, solar, high quality fixtures and fittings, suited the new home purchaser who does not want to deal with the hassles and the wait time of going through the building process. With much thought placed into the build, the home has a free flowing floor plan designed for everyday living, neutral colour pallet and elegant fixtures and fittings to be sure to suit a wide range of décors and is the ideal lock up and go low maintenance residence. This home's class can be seen throughout with an extensive list of features and benefits such as:- Brand spanking new JRZ built home- 2550mm high ceilings throughout - 683m<sup>2</sup> corner allotment with 6ft PVC fencing, exposed concrete mower strips and 3.7m wide access gate into yard- Powered 7.3m x 9m high clearance shed with 5.35m wide x 2.95m high remote roller door to accommodate the off road camper or large boat- 3kw solar system - Gourmet kitchen with Corian benchtops, island bench with waterfall ends, display cabinetry, soft close draws and quality appliances - Spacious open plan allows for a casual air-conditioned family room and dining space that flows out onto the entertaining area via stacker slider doors- Open plan living area with built in custom cabinetry - Large master bedroom features air conditioning, generous walk through robe to ensuite - Gorgeous ensuite with oversized walk in frameless shower, dual shower heads, floor to ceiling tiles, dual vanities with Corian vanity top- Hybrid flooring throughout living and traffic areas - All the bedrooms are generously sized with built in robes, mirrored robe fronts and ceiling fans - Great size outdoor entertaining area flowing out from living area and overlooking the yard with ceiling fans, tv points and built in custom cabinetry featuring built in BBQ - Additional alfresco area adjacent to entertainment area- Main bathroom with separate shower and bathtub plus Corian vanity top- Spacious laundry with custom cabinetry - Abundance of natural lighting along with strategically placed windows to create cross ventilation and capture the soothing breezes- Security screens on all doors and windows - Window furnishings throughout - Ample room to install a pool if required - Full exposed concrete driveway and mower strips- 6ft fencing surrounding the remaining of the property - Low maintenance gardens- Just a hop skip and jump to St Marys School- All amenities just a short distance away. With so many features to list, the only way to appreciate this magnificent home is to come see it for yourself. At a Glance: Bedrooms: 4 Bathrooms: 2 Toilets: 2 Car Accommodation: 2 Land Size: 683m<sup>2</sup> Builder: JRZ Homes Air conditioning: Yes - Split System in living & master bedroom Age: Brand New Rates: \$1,900 per half year approx. Location Distances: Thabeban State School - 500m St Marys School - 1km Shalom College - 3.6km Freshfields Food Works - 750m Southside Shopping Complex - 2.3km Across The Waves Sports Club - 2.7km Bundaberg Base Hospital - 5.4 km Friendlies Hospital - 4.4km CBD Post Office - 4.2km Hinkler Central Shopping Centre - 3.3km For more information call or email today!! \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale.