

2 Mountney Street, Avoca, Qld 4670



House For Sale

Thursday, 13 June 2024

2 Mountney Street, Avoca, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 768 m2

Type: House



Brent ILLINGWORTH
0741514288



Tylah Stinson
0418511436

Offers Above \$639,000

Discover your new family haven in the welcoming suburb of Avoca close handy to all that blossoming Bundaberg has to offer its' residents. This delightful four-bedroom, two-bathroom residence offers ample space and comfort for growing families, or a fantastic investment opportunity with great tenants in place in a sought-after estate! This property is perfect for those seeking a blend of comfort and convenience, with plenty of room for living and enjoying life thanks to multiple living spaces, an outdoor area and vehicle storage for two cars. As you step in you are greeted with an open and inviting ambiance, flowing directly to the sleek and modern kitchen which is well equipped with stainless appliances including dishwasher and plenty of cabinetry / storage space. To the right you will find your lounge room followed by the media room - the perfect place to relax and unwind with the family after a long day! On the left side of the house is the double lockup garage access, main bathroom and as you venture through the property, the bedrooms just get bigger and bigger culminating in the master suite featuring an ensuite and walk in robe. A separate laundry room adds to the practicality of the home, making it perfect for larger families or professional types who entertain regularly. Leading outside through two sliding doors, you will be greeted with the undercover entertaining area which blends for the perfect combination of indoor and outdoor living. With the backyard being both fully fenced and super private with lots of greenery, the space is ideal for weekend barbecues or simply enjoying the Bundaberg sunshine. AT A GLANCE: - 4 Bedrooms, 2 Bathrooms and 2 Car home on 768sqm with two-street access- Convenient location within close proximity to the Bundaberg CBD- Separate lounge & media room- Separate laundry - Fit with lots of cabinetry and bench space- Air conditioners and ceiling fans in living areas- Master bedroom with walk in wardrobe and ensuite bathroom- Fully fenced back yard- Rates: \$2,000.00 half yearly (approx.) Contact Bundaberg's favourite Real Estate Team - Brent Illingworth and Tylah Stinson. Appointments are strictly by private viewing times only not to disturb the wonderful tenants so enquire today! RENTAL APPRAISAL: Rental return currently \$660 per week until September - this is fair market rent presently. Ask Brent or Tylah how to go about getting placed in touch a member of the RealWay Property Management Team who are more than happy to discuss the rental options with you one-on-one in a personalised fashion.***The information provided is to be used as an estimate only. All potential purchasers should make their own enquiries to satisfy themselves as to any due diligence required.***