

**23 Grevillea Avenue, Innes Park, Qld 4670**



**House For Sale**

Friday, 3 May 2024

23 Grevillea Avenue, Innes Park, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1449 m2**

**Type: House**



Dale O'Brien  
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**O/A \$545,000**

Calling all Investors or First Home Buyers!!!With its magnificent coastal location, quiet and peaceful surroundings plus features and benefits to suit long term investment or renovation opportunities, this is a home that you will want to share with family and friends.Located in Innes Park on a sprawling 1,449m<sup>2</sup> well established and partially fenced allotment is now ready and waiting for its new owner to reap the benefits and rewards this property could provide. Property Features Include:- 3 x Good sized bedrooms- 1 x bathroom (renovated 2 years ago) - Good sized kitchen (renovated 2 years ago) - This 1,449m<sup>2</sup> allotment offers a lovely opportunity for investors or first home buyers to jump into the Coastal Market.- Air conditioned main living space- Built in 1993- Rental Appraisal: \$540 - \$560 per week- Rates approx: \$1,200 per half year- This property is the complete family package that is ready for you to simply move in and enjoy- Close proximity to all amenities with so much more on offer that only your inspection will justifyApproximate distances for your convenience:• Innes Park Beach/Boat Ramp 4.2km• Innes Park Country Club/Golf Course 2.0km• Coral Cove Golf Club 6.3km• Bargara Beach Shopping Precinct 10.3km• Bargara Beach Esplanade 9.4km• Bargara State School 8.4km• Woongarra State School 6.7km• Bundaberg Airport 16.4km• Bundaberg CBD 14.6km• Bundaberg Base Hospital 15.6kmCall Exclusive Marketing Agent Dale O'Brien on 0422 038 391 or Demi-Lee Roebuck on 0418 375 625. \*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 measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.\*