

# 23 Jenalyn Crescent, Avoca, Qld 4670



## House For Sale

Tuesday, 23 January 2024

23 Jenalyn Crescent, Avoca, Qld 4670

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 959 m2**

**Type: House**



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## Offers Above \$620,000

Discover the warmth and practicality of 23 Jenalyn Crescent, Avoca - a welcoming haven where practical living, comfort, and convenience effortlessly come together. This thoughtfully designed and meticulously maintained property invites you to simply move in and relish its impressive features. Enter into a realm of comfort with three generously sized bedrooms, each equipped with built-in wardrobes for ample storage. The family's needs are met with a redesigned bathroom that seamlessly combines style and functionality, featuring a spacious shower and bath. An additional bathroom in the pool house enhances comfort and versatility. At the heart of this home lies its practical layout, featuring a large separate family lounge space and formal dining area adjacent to the modern kitchen. A generously proportioned outdoor area, tastefully tiled, beckons you to unwind while overlooking the inviting pool and meticulously landscaped surroundings. The large, centrally appointed kitchen is a chef's delight, offering substantial storage capacity and an abundance of bench space throughout. Host memorable gatherings in the expansive undercover outdoor area, a 6x9m haven for entertaining, complete with a pizza oven, ensuring cherished moments in a private and secure setting. Cool off in the sparkling in-ground plunge pool, complemented by its own pool house featuring a shower and toilet. The property, fully air-conditioned and equipped with security screens, reflects years of attentive maintenance, requiring no immediate work. Parking is effortless with a dual lock-up garage attached to the home and an additional large double carport, totalling four spaces, with an abundance of parking spots the current owner has converted one of the garages into a personal gym room. The fully fenced and beautifully landscaped 959m<sup>2</sup> allotment includes a lawn locker and a multi-use sports pad for basketball or hockey enthusiasts. Nestled in a sought-after, tightly held street surrounded by quality homes and excellent neighbours, this property offers a flood-free, high and dry haven. All essentials are within reach, including Sugarland Plaza, schools, and childcare facilities. This home has been tastefully updated, a true credit to its current owners. Investors, take note: solid returns of \$520 - \$550+ per week can be expected, with assured growth in this quality area. Seize the opportunity to make this outstanding property your own - call Exclusive Listing Agent Rob Prendergast at 0412 511 220 to arrange your inspection. Your new home awaits!

**At a Glance :** Three generously sized bedrooms with built-in wardrobes for ample storage. Redesigned family bathroom with a spacious shower and bath. Additional bathroom in the pool house for added comfort and versatility. Practical layout with a family lounge space and formal dining area. Large, centrally appointed kitchen with great storage capacity and ample bench space. Expansive undercover outdoor area (6x9m) for entertaining, complete with a pizza oven. Overlooks inviting pool and meticulously landscaped surroundings. Sparkling in-ground plunge pool with its own pool house featuring a shower and toilet. Fully air-conditioned and equipped with security screens. Years of attentive maintenance, no immediate work required. Dual lock-up garage attached to the home, large double carport, totalling four parking spaces. Fully fenced and beautifully landscaped 959m<sup>2</sup> allotment. Lawn locker and multi-use sports pad for basketball or hockey enthusiasts. Situated in a coveted, tightly held street with quality homes and excellent neighbours. Flood-free, high and dry location. Proximity to Sugarland Plaza, schools, and childcare facilities. Investors can expect solid returns of \$520 - \$550 per week.