

# 24 City Vue Terrace, Avoca, Qld 4670

## Sold House

Friday, 1 September 2023

24 City Vue Terrace, Avoca, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 758 m<sup>2</sup>

Type: House

**\$486,000**

Welcome to 24 City Vue Terrace, a meticulously maintained property situated in the sought-after neighborhood of Avoca, Queensland. This professionally presented home offers a range of desirable features and amenities, making it an excellent choice for discerning buyers. Boasting three spacious bedrooms, this residence provides ample space for comfortable living and accommodation. Each bedroom is tastefully appointed, offering a peaceful retreat within the home. The well-appointed bathroom features modern fixtures and fittings, reflecting a sense of quality and attention to detail. The living area seamlessly integrates the living, dining, and kitchen spaces, providing a versatile and functional layout. With the inclusion of air conditioning, residents can enjoy optimal comfort throughout the year, regardless of the weather conditions. The recent upgrades, including new flooring and fresh paint, add a touch of contemporary elegance to the interior, creating a welcoming and stylish atmosphere. Step outside to discover the inviting outdoor entertainment area, perfect for hosting gatherings and enjoying leisurely moments with family and friends. The property features a sparkling swimming pool, providing a refreshing oasis for relaxation and recreation on warm Queensland days. Convenience is assured with the two-car accommodation, offering secure parking for your vehicles. Situated in Avoca, this property benefits from its proximity to a wide range of local amenities, including schools, parks, and shopping centers. This convenient location allows for easy access to everyday necessities and a fulfilling lifestyle. Embracing sustainable living, the property is equipped with solar power, reducing energy costs while minimising your environmental impact. This eco-friendly feature not only benefits the planet but also offers long-term savings for the homeowner. Presenting a harmonious blend of comfort, style, and practicality, 24 City Vue Terrace is an exceptional opportunity to acquire a premium property in Avoca, Queensland. With its meticulously maintained interior, outdoor entertainment area, swimming pool, air conditioning, solar power, and convenient amenities, this residence offers a sophisticated and enjoyable living experience. 24 City Vue Terrace boasts an impressive estimated rental return of \$480-\$520/week. Arrange a viewing today and discover the epitome of modern and convenient living in Avoca.

**Key Property Features:** Size - 758m<sup>2</sup> Town water - Yes Town sewage - Yes Mains Power and Telstra - Yes Storm water - Yes Council Rates - \$1800 / half year (Approx. per 6 months.) House: Construction - Brick with tin roof - Split level Bedrooms - 3 Bathrooms - 1 Family room - 1 Dining/kitchen - Combined Outdoor Entertainment Area - Yes Lock up car accommodation - 2 Security screens - Yes CCTV - Yes Ceiling fans - Yes Dishwasher - Yes Air Conditioning - Yes Solar Power - Yes 6.6kW system Swimming Pool - Yes in ground, salt water chlorinated

This home won't last long. Register your interest today! Wade Stuart - Marketing Agent - 0431 721 120 Distance to: - Avoca State School - 0.9km - Bundaberg State High School - 4.6km - Sugarland Shopping Centre - 2.1km - Bundaberg Airport - 3.3km - Bundaberg Base Hospital - 4.4km - Bundaberg CBD - 5.5km

**Disclaimer:** PRD Real Estate 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 to determine whether or not this information is in fact accurate.