

24 Forbes Court, Avoca, Qld 4670

House For Sale

Friday, 2 February 2024

24 Forbes Court, Avoca, Qld 4670

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 723 m2

Type: House



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Offers Over \$535,000

This immaculate residence located in a quiet court is an absolute must see for those looking for a home with large living areas and bedrooms, plus shed, solar power and a fantastic ground pool to entertain the family and friends in a great pocket on a 723m² allotment. The home has been well maintained and cherished and in the past few years received a freshen up with updated bathrooms and kitchen, flooring replaced throughout, repainted, light fittings replaced, solar system and now waits for its next owners to enjoy. Impressive features and benefits include:- Fantastic free flowing floor plan- Generous open plan living separated into 3 defined spaces- 3 large built-in bedrooms all with split system air conditioning- Master bedroom with walk-in robe and generous sized ensuite- Air-conditioned family room opening out onto entertaining area- Central meals / dining space also directly opening out to entertaining area- Living room located at the front of the home- Huge kitchen with a view over all living spaces through to entertaining area and pool- Kitchen has an abundance of storage, bench and working space along with Miele dishwasher, large fridge void and display shelving- Covered and tiled outdoor living space perfect for entertaining family and friends- Beautiful in ground pool with retractable shade umbrella and ample room for day beds to take advantage of our magnificent weather- Great size laundry with built in storage cupboards- Main bathroom with separate shower and bathtub- Abundance of storage space- 4.4kw solar system- Security screens and doors- Tinted windows- Double attached car accommodation with remote and internal access plus built in storage cupboard- Window furnishings throughout- Ceiling fans throughout- Powered 6m x 3m shed storage / workshop shed in rear yard- Exposed concrete driveway and pathways- 6ft privacy fencing surrounding the property- Walking distance to Avoca State School- Walking Distance to Day Care Centre- Close proximity to Stockland Shopping Centre and CQ University

The only way to appreciate this magnificent home is to come see it for yourself. At a Glance: Bedrooms: 3 Bathrooms: 2 Living Areas: 2 Car Accommodation: 2 plus workshop shed Pool: Yes (saltwater) Air Conditioning: 4 x split systems Year Built: 2003 Rental Appraisal: \$580 - \$600 per week approx Rates: \$1,950 per half year approx Note - Internal photos were taken with staging furniture, furniture now inside residence is seller's own furniture and is not the same as items in photos (furniture is not included)* 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.