

26 Bells Road, Avenell Heights, Qld 4670

ONEPERCENT
PROPERTY SALES

House For Sale

Saturday, 18 May 2024

26 Bells Road, Avenell Heights, Qld 4670

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Area: 1012 m2

Type: House



Matt Arkenbout

0730416041

Offers over \$599,000

This elegant family residence is situated on an impressive 1,012m² land parcel and offers a tranquil, rural atmosphere whilst still being conveniently located in Avenell Heights. Designed with functionality and comfort in mind, this three-bedroom, two-bathroom home has an abundance of space for the entire family to enjoy! Boasting an incredible fully fenced back yard with an electric side gate, this spacious family residence has gone the extra mile and added an extraordinary 10m x 9.6m shed that can accommodate up to six vehicles. The high clearance bay ensures that you can fit all of your toys, including your boat or caravan! The meticulously designed layout of the home features a sophisticated kitchen with stainless steel appliances and copious amounts of storage and bench space. Take a step through the beautiful archway and you will find a formal dining area, ideal for those cosy sit-down meals with the family. The formal lounge room has been perfectly positioned at the front of the property and includes charming barn doors, further enhancing the elegance and character of this remarkable residence. Not only that, there is also an oversized rumpus room that could be utilised as an office space or teenager's retreat, depending on your family's needs. No expense has been spared with air-conditioning installed in 5x rooms throughout the home as well as an eco-friendly 12KW solar system, so that you can save on electricity bills! The amount of additional linen cupboards that have been incorporated into this property is a breath of fresh air, perfect for the growing family or those looking for adequate storage.

AT A GLANCE:

- o 12KW solar system with 2x 5KW inverters
- o Fantastic 1,012m² land parcel
- o Fully fenced property and electric side gate with access to shed
- o Huge 10m x 9.6m shed with power and automatic roller to middle bay with high clearance
- o Tranquil covered patio area with privacy screen
- o Great sized kitchen with stainless steel appliances and an endless amount of storage and bench space
- o Separate dining area with air-conditioning and polished timber flooring
- o Formal lounge room with air-conditioning, ceiling fan, barn doors and polished timber flooring
- o Rumpus room that could be utilised as a home office or teenager's retreat, depending on your family's need
- o Master bedroom with air-conditioning, ceiling fan and generous walk-in wardrobe
- o Contemporary ensuite with vanity, shower and toilet
- o Two additional bedrooms with air-conditioning, ceiling fans, carpet and built-in wardrobes
- o Family bathroom with shower, bath, built in linen cupboard and separate toilet
- o Laundry with built in linen cupboard and external access to backyard
- o Additional built-in linen cupboard to hallway
- o 6m x 4.5m carport to front of property
- o Security screens, curtains, vertical blinds, ceiling fans and air-conditioning throughout

NEARBY LOCAL HOTSPOTS:

- o 3 mins to Kepnock State High School
- o 4 mins to St Mary's Catholic Primary School
- o 5 mins to Kepnock Town Centre with Woolworths, LiveLife pharmacy and other specialty stores
- o 8 mins to centre of Bundaberg with all major shopping centres, cafes, schools, sports facilities, medical centres and hospital
- o 12 mins to the main precinct of Bargara with patrolled beaches, cafes, restaurants, shopping centres and other amenities

Do not miss the opportunity to secure this exceptional family residence today! Positioned within a prime location with quick access to the CBD and beautiful coastline, this property caters to both owner occupiers and investors alike. Contact Matt & Rhi Arkenbout on 0434 912 834 to arrange an inspection.

****Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, One Percent Property Sales will not be held liable for any errors in typing, information or floor plan measurements. All interested parties should rely upon their own enquiries in order to determine whether this information is in fact accurate, and that the property meets their requirements.****