

**29 Erindale Avenue, Kensington, Qld 4670**



**Sold House**

Wednesday, 4 October 2023

29 Erindale Avenue, Kensington, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 5496 m2**

**Type: House**



Majella Owen

0741318000

**\$535,000**

Enjoy the tranquillity and space of a small acreage property with the benefit of being only minutes away from town and major shopping centres. This home is neat as a pin and ideal for those wanting to enjoy the acreage lifestyle with the convenience of being close to town. Move in and enjoy the recent renovations including modern flooring throughout the main living areas, country style kitchen and updated two-way bathroom. This property has three bedrooms each with ceiling fans and air-conditioning in the master bedroom. With small acreage in such high demand this close to town, don't miss your opportunity to secure this beautiful home before it's snapped up. **PROPERTY FEATURES:-** Renovated kitchen featuring a four-burner gas cooktop, electric oven and integrated dishwasher- Renovated two-way bathroom that doubles as an en-suite and includes a freestanding vanity, mirrored medicine cabinets and modern black tapware- Airconditioned lounge, dining and kitchen area with modern vinyl plank flooring throughout- Undercover outdoor entertaining area- Large dam located at the rear of the property - Security Screens throughout- Shed with front and side access, double carport plus garden sheds - Established native tree's **AT A GLANCE:**Bedrooms: 3Bathrooms: 1Car Accommodation: 2Block Size: 5496m<sup>2</sup>Council Rates: \$1370 per half year approx. + water usageRental Appraisal: \$520-\$560 per weekWaste: Septic**DISTANCE TO FACILITIES:-** 4.8km to CQUniversity - 5.3km to Stocklands Kensington- 5.7km to Sugarland Shopping Centre- 6.4km to Avoca State School- 6.6km to Branyan State School- 8.3km to Bundaberg Base Hospital - 9.2km to Bundaberg CBDContact the Exclusive Agent Majella Owen today on 0413245755 for further details or to arrange a private inspection.**Disclaimer:** LJ Hooker 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 in order to determine whether or not this information is in fact accurate.