

**3/4 Avoca Street, Bundaberg West, Qld 4670**



**House For Sale**

Thursday, 11 April 2024

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**Bedrooms: 3**

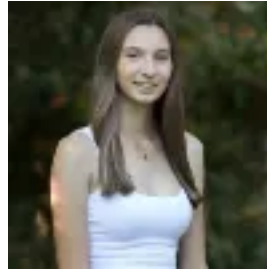
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**O/A \$375,000**

Offering both convenience and lifestyle is this 2-storey townhouse nestled within a quiet complex of 6 apartments. The ground floor boasts an open-plan kitchen/living area with ample storage and modern appliances. Step out from the living area to discover a delightful and very private paved outdoor courtyard, perfect for relaxation or entertaining. Additionally, downstairs features a tiled laundry, second toilet and storage area under the internal staircase. Upstairs, you'll find two bedrooms with wall-to-wall robes, along with a third bedroom/spacious office. The master bedroom leads out to a covered balcony, offering a serene retreat. The two-way tiled bathroom includes a bath tub, shower, and vanity, with a separate toilet for added convenience. Plus, there's a built-in linen cupboard upstairs for extra storage. Enjoy comfort year-round with ceiling fans in the living area and two bedrooms, along with security screens downstairs and screened windows upstairs. A single lock-up garage with internal access provides secure parking. Perfectly located near hospitals, Bundaberg Radiology, schools, and just a short drive into the Central Business District, this property offers both tranquility and accessibility. With its appealing features and convenient location, this townhouse is the ideal choice for your next home.

**AT A GLANCE:**

- Open plan downstairs kitchen/living area opening onto private courtyard
- Three upstairs bedrooms, two with built-in wardrobes
- Master bedroom opens to balcony
- Walk through main bathroom with separate shower and bath, with toilet located adjacent
- Single lock up garage, tiled laundry and second toilet downstairs
- Body corp fees approx \$770 per a quarter
- Council rates approx \$1,650 per a half year
- The property is currently tenanted

Call Paul Anderson on 0413 428 182 or Alice Dolinski on 0459 589 491 for any further information. \*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 measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.\*