

**3 Brolga Avenue, New Auckland, Qld 4680**



**House For Sale**

Thursday, 7 December 2023

3 Brolga Avenue, New Auckland, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



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**\$389,000**

If you are looking for a move-in ready home boasting immaculate presentation with a large shed... Look NO further... 3 Brolga Avenue presents like a dream. This home is guaranteed to tick boxes of even the fussiest of buyers. A fresh lick of paint both inside and out has provided new life to this surprise package. Lush lawns and gardens, complete with irrigation systems in place, surround the home. Perfectly positioned on a level block is this solid three bedroom home. The kitchen, dining and living spaces are located at the front of the home. Off the living area you will find a handy storage area or office space. The three air-conditioned bedrooms are tucked away down the hallway and separate to the living area. Two bedrooms offer built-in storage. The bedrooms are serviced by the large bathroom with toilet. Oodles of potential to upgrade the bathroom to your personal taste. The outside of 3 Brolga Avenue will not disappoint. The private alfresco area overlooks the level rear yard. The greenhouse can stay or go. The double bay powered shed, with workshop area, can be accessed by vehicles.

- Low maintenance spacious living
- Tiled office and/or storage area off the living area
- Kitchen complete with modern appliance and ample meal preparation area
- Three air-conditioned bedrooms - two with built-in storage
- Ceiling fans and securing screens
- Private large outdoor entertainment area
- Single automatic garage with internal access to dining area, plus carport
- Separate laundry room located at the rear of the garage
- Purpose built greenhouse
- Level 607m<sup>2</sup> (approx) block
- Additional powered large shed with workshop area - BONUS!
- Anticipated rent - \$440-\$460/week

If you are looking to secure your first home... Looking to downsize... Need additional storage... Looking for a long term investment with a great return. Then look no further 3 Brolga Avenue could be the one for you. Call the listing agent for further information. Why wait...?