

32 Avokahville Avenue, Avoca, Qld 4670



Sold House

Thursday, 14 September 2023

32 Avokahville Avenue, Avoca, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 800 m2

Type: House



Majella Owen
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\$445,000

This brick home is the ideal investment property in the highly sort after suburb of Avoca. Featuring a versatile floor plan with multiple living areas to suit most family's needs; 32 Avokahville Ave, Avoca could be the home you have been waiting for. The backyard features a high dual bay shed, providing plenty of storage for your belongings or space for your favourite hobbies. The large open yard is a blank canvas for your landscaping dreams. And for those hot summer days, an above ground pool beckons you to relax and entertain, complete with a large undercover outdoor entertaining area. Situated in the heart of Bundaberg, it is closely located to schools, shops, and parks, offering ease of access to all amenities. PROPERTY FEATURES:- Kitchen with 600mm freestanding oven, dishwasher & vinyl flooring for easy maintenance- Two spacious loungerooms both with carpet flooring; Second living room is airconditioned- Bathroom with tiled floor, bath and separate shower plus a free-standing vanity- 3 Bedrooms with built-in robes and carpet flooring for ample storage and comfort- Separate toilet in the laundry area - Versatile room currently being used as a sewing but could be utilized as a extra living space, childrens play room or a potential fourth bedroom - High dual bay shed out back for storage or hobbies with large open back yard- Above ground swimming pool for hot summer days- Large under cover outdoor entertaining area

AT A GLANCE: Bedrooms: 3 Bathrooms: 1 Car Accommodation: 2 Block Size: Pool: Yes - Above Ground Council Rates: \$2000 per half year approx. Current Rent: \$450 per week Lease Expiry: May 2024

DISTANCE TO FACILITIES:- 400m to Avoca State School- 400m to Branyan State School - 410m to Bundaberg Early Learning Centre- 650m to Houston Drive Park- 850m to Avoca IGA- 1.1km to Sugarland Plaza - 3.5km to Bundaberg Base Hospital - 4.5km to Bundaberg CBD

Contact 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.