

**37 Thabeban Street, Avenell Heights, Qld 4670**



**House For Sale**

Friday, 10 May 2024

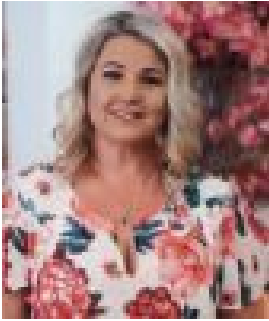
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**Bedrooms: 2**

**Bathrooms: 1**

**Area: 1012 m2**

**Type: House**



Louise Parker  
0403518655

**\$375,000**

This delightful residence, nestled in a sought-after area with wide street frontage, offers a lifestyle of convenience and relaxation. Set in the sought after superb of Avenell Heights on a comfortable 1012m<sup>2</sup> allotment sits this fantastic opportunity. Occupied by the one family for over 35 years. This property offers a unique blend of liveable space, with 2 bedrooms and a multi usage area as well as an office/sewing/craft room & indoor spa. As you enter, be greeted by a spacious lounge area, inviting you to unwind in warmth with a wood fire heater. Lead Light windows invite in natural light. Polished timber floors throughout the home give a sense of space. Outside, discover a fully fenced yard, providing privacy and security for outdoor activities or enjoying the sunshine in peace. The drive in circular driveway makes exiting the property easy. Attached two-car undercover parking ensures convenient parking and storage solutions. At the rear is a 2 bay shed with a workshop zone at the front - perfect for the home business. Nestled in a highly desirable area, this home offers easy access to local amenities, including schools, parks, and shops & sporting clubs. This property would make an ideal first home or an ideal investment. Offering:- 2 large bedrooms - Spa room - Multi purpose room/rumpus room - Timber flooring- Fern house complete with pond- Paved front yard for easy maintenance - Gas oven/cooktop- 2 bay shed with extra work zone the front - perfect for home business- Airconditioning - Built-in robes - Ceiling fans - Security Screens Seize the chance to secure a property with great rental potential to provide a reliable income stream. Whether you are seeking a comfortable first home or a lucrative investment, 37 Thabeban Street holds the key to a comfortable, convenient lifestyle and vast opportunity for future development Contact Louise Parker today on 04053 518 655 to schedule a viewing.