

**4 Twyford Street, Avoca, Qld 4670**

**House For Sale**

Wednesday, 29 May 2024



4 Twyford Street, Avoca, Qld 4670

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 708 m2**

**Type: House**



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## Offers Above \$495,000

Welcome to this charming 4-bedroom family brick home nestled on a spacious 708m<sup>2</sup> block in the heart of Avoca. Positioned for convenience and potential, this property presents an enticing opportunity for renovation or investment. Boasting an enviable location, it enjoys easy access to local parks and shops, catering to every family's needs. Stepping inside, the home exudes character with original floorboards lending a touch of timeless charm. The four generously sized bedrooms offer comfortable accommodation, while the spacious bathroom features a bathtub and vanity, awaiting your personal touch for potential renovations. The kitchen and dining areas are bathed in natural light, creating an inviting space for family gatherings and culinary adventures. A ceiling fan adds a touch of comfort to these areas, ensuring pleasant temperatures year-round. Downstairs, the laundry room provides practicality with its direct outdoor access, accompanied by a separate toilet for added convenience. Outside, the fully fenced backyard provides a haven for family gatherings and play, complete with an attached single lock-up garage for secure parking. Additional storage solutions are catered for with a garden shed and greenhouse, perfect for the avid gardener or hobbyist. Avoca epitomizes family-friendly living, with a local IGA just a short stroll away, offering a range of amenities including a hair salon, fish and chips shop, gym, liquor store, and skate park. Directly across the road lies Avoca School, ensuring convenience for families with children. Moreover, the property is centrally located within walking distance of Sugarland Shopping Centre and the local tavern, ensuring all your shopping and entertainment needs are easily met. Embrace the potential and lifestyle offered by this inviting residence, where the perfect blend of character, convenience, and opportunity awaits.

**At a Glance:**  
- Charming 4-bedroom brick home - Spacious 708m<sup>2</sup> block - Perfect for renovation or investment - Close to parks and shops - Original floorboards - Four big bedrooms - Spacious bathroom with bathtub - Bright kitchen and dining area - Comfortable with a ceiling fan - Downstairs laundry with outdoor access - Fully fenced backyard - Single lock-up garage - Garden shed and greenhouse for storage - Nearby IGA, hair salon, fish and chips shop, gym, liquor store, and skate park - Avoca School across the road - Walking distance to Sugarland Shopping Centre and local tavern

Rental Appraisal – Approximately \$500 per week. Video Tour available upon request. Address – 4 Twyford Street, Avoca, QLD, AVOCA. Contact – Kurt Dempsey – Michaels Real Estate – 0498 066 555 [kurt@michaelsrealestate.com.au](mailto:kurt@michaelsrealestate.com.au). \*\*Every effort has been made to verify the correct details of this marketing. Neither the agent, vendor, nor illustrator is responsible for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should enquire to verify the information and satisfy any concerns. Fixtures shown may not be included in the sale & questions must be directed to the agent. Any information intended to be relied on should be independently verified and necessary due diligence conducted. \*\*