

44 Avenell Street, Avenell Heights, Qld 4670



House For Sale

Monday, 6 November 2023

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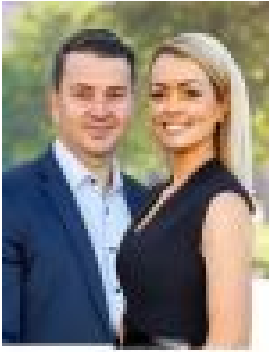
Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1502 m2

Type: House



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O/A \$649,000

Centrally positioned in popular Avenell Heights, as you wander around, you'll appreciate the extremely generous proportions for living, relaxing and entertaining. The owners of this property have done a remarkable job creating and maintaining this ideal sanctuary that has something to offer everyone in the family. The property is immaculate and is ready for its new owner to simply move in, put their feet up and enjoy. Property Features Include:- The modern kitchen is spacious and perfectly positioned as the central hub of the home boasting loads of cupboards, bench and fridge space with ceramic cook top and dishwasher- 3 bedrooms with built-in robes and fans, master bedroom complete with walk-in robe and en-suite plus a potential 4th bedroom with some slight alterations - Two living areas, a study, extra storage room and a huge sunroom with the main living area featuring tiles throughout with second lounge area being carpeted - There are two bathrooms and a 3rd toilet situated off the laundry area- Massive private outdoor entertainment area with a lovely outlook to the huge saltwater swimming pool - Fenced yard with mature landscaped gardens creating additional peace and privacy- Side access to the shed plus double carport, double lock up and a single lock up garage to home with internal access- Keep your electricity costs down with the 5kw Solar system that is in place (21 panels)- So close to everything with Schools, local shops, public transport, and the CBD at your fingertips- Easy distances to Coastal beaches with a quick route to airport and CQU Uni via the Ring-road and a lovely big park across the road- Genuine sale as the owners of this stunning residence are looking to downsize Extra Info:-NBN connected-Council Rates \$2,138 (half year)-50,000 litre pool (1.2m to 1.5m depth)-6 car accommodation in total-Insulation in the roof (Batts)-Security Screens throughout-Shed is 8m x 5.65 x 3m high as is powered-1 x water tank-3 x air-conditioners in total-Compliant smoke alarms installed-Rent appraised \$700-750p/w This well-maintained, solid property is priced well to ensure a speedy sale occurs. If you've been looking for a big home, on a big block with plenty of privacy and the location is important, then 44 Avenell Street, Avenell Heights should be on your inspection list. *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.*