

7/47 Thabeban Street, Avenell Heights, Qld 4670



House For Sale

Tuesday, 5 December 2023

7/47 Thabeban Street, Avenell Heights, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Majella Owen
0741318000

Offers Above \$499,000

Immaculately presented from top to toe this stunning four bedroom property should be at the top of your "must see" list! This exquisite residence offers the best of both worlds as it has the generous room sizes of a spacious family sized home with the low maintenance and benefits of belonging to a body corporate. Making it the ideal home for those who like to travel and looking for a home base, or simply want a beautiful home with a low maintenance yard. Positioned only a short drive from schools, major shopping centres, Bundaberg CBD and the new hospital site. **PROPERTY FEATURES:-** Spacious master bedroom features plantation shutters, two wardrobes, airconditioning, ceiling fans and en suite- Four spacious bedrooms each with plush carpet, built in wardrobes, ceiling fans. Airconditioning in bedrooms 2&3 and plantation shutters in bedrooms 2&4- Generous lounge room with plush carpet, sheer & blackout curtains and seamlessly flows onto the tiled airconditioned formal dining area- Kitchen includes a wall oven, ceramic cooktop, large fridge cavity, microwave cavity, dishwasher, double sink and island bench with room for bench seating- Tiled second living room which would be an ideal children's play room - Oversized bathroom includes a corner shower, toilet, deep built in bathtub and freestanding vanity- Undercover outdoor entertaining area with mobility ramps overlooking the neatly presented gardens- Fully fenced yard with 6ft private Colourbond fencing plus side access which is the ideal place to park a caravan- Double attached garage with electric roller door, internal access to the home plus a large storage room that is a decommissioned bathroom that still includes a toilet and plumbing inside the walls and floor- Recently repainted inside and out

AT A GLANCE: Bedrooms: 4 Bathrooms: 2 Car Accommodation: 2 Council Rates: \$1500 per half year + water usage Body Corporate: \$864 per quarter Rental Appraisal: \$550-\$600 per week

DISTANCE TO FACILITIES:- 550m to Freshfields Corner Store, Butcher, Bakery & Bottle'o - 1.1km to Edenbrook Early Learning Centre- 1.2km to The Waves Sports Club- 1.8km to Walkervale State School- 2km to Shalom College- 2.1km to St Marys Primary School- 3.1km to Hinkler Central Mall- 3.7km to Bundaberg CBD- 4.3km to Friendly Society Private Hospital

Contact the Exclusive Agent Majella Owen today on 0413245755 to inspect this immaculate property.

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