

# 7 Soblusky Street, Avenell Heights, Qld 4670



## Sold House

Tuesday, 20 February 2024

7 Soblusky Street, Avenell Heights, Qld 4670

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 759 m2**

**Type: House**



Brent ILLINGWORTH

0741514288

**\$477,400**

Potential Packed! Dual-Living Conversion Awaits Or Just A Big Old Summer Selling Special! This unassuming package is situated on a fully fenced 759sqm block in the ever-popular flood free suburb of Avenell Heights presenting as a great opportunity for owner occupiers & investors alike with some serious options to value-add. Enter inside via the patio which adjoins a single carport to the home & you'll be welcomed into the living / dining area. Turn left to find yourself in the spacious kitchen with ample cupboard & bench space for the budding chef utilising electric appliances & a dishwasher. From here go down the hallway to find three bedrooms, laundry, bathroom & separate toilet all sizeable as they were in the 1970's. Once finished inside, head back out into the breeze & find an additional bedroom / office space alongside an ever so spacious rumpus room with built in bar. The options here are endless & better yet, you get to decide what it's used for! The current owners see it used for parties, a pool table and guest accommodation but in the world we live in today there's every chance you could come up with a clever side income. Air BnB? Granny flat? The mind boggles but all could be achieved with a quick chat to Bundaberg Regional Council & some local trades. Being located in Avenell Heights, you'll enjoy a central, convenient position opposite Boreham Park while also being a short trip to Primary & Secondary Schools, the CBD, Hinkler Central, medical facilities & more! Contact Bundaberg's Favourite Real Estate Team - Brent Illingworth & Ethan McGowan today to take control of this fantastic opportunity. RENTAL APPRAISAL - Rental return expected to be \$530+ per week. Ask Brent or Ethan how to go about getting placed in touch a member of the RealWay Property Management Team who are more than happy to discuss the rental options with you one-on-one in a personalised fashion.\*\*\*The information provided is to be used as an estimate only. All potential purchasers should make their own enquiries to satisfy themselves as to any due diligence required.\*\*\*