

70 Chancellor Drive, Avenell Heights, Qld 4670



House For Sale

Tuesday, 28 November 2023

70 Chancellor Drive, Avenell Heights, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 823 m2

Type: House



Rob Prendergast
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Offers Above \$590,000

This exceptional brick and tile residence is situated in one of Bundaberg's most sought-after neighbourhoods, offering a harmonious blend of privacy, contemporary conveniences, and impeccable presentation. The property includes a total of four bedrooms, three of which are adorned with built-in wardrobes. The expansive master bedroom comfortably accommodates a king-size bed and features an ensuite, a generously sized built-in wardrobe with mirror-panelled doors, and convenient access to the outdoor entertaining area through glass sliding doors. The kitchen is the hub of the home with direct access to covered entertainment and overlooking a large portion of the back yard, equipped with a wall oven, ceramic hot plate, ample cupboard space, and a spacious pantry. The main family bathroom boasts a separate shower and bath, complemented by an additional separate toilet. Low-maintenance tiled floors grace all living and high-traffic areas. The living area is equipped with a reverse cycle split system air-conditioner, ensuring year-round comfort. Security screens throughout all windows and doors, with the exception of the front timber and glass double doors. Enjoy the expansive 8.75m x 3.6m Spanline outdoor entertaining area, perfect for family gatherings and moments of relaxation. The fully fenced yard features irrigated, low-maintenance gardens, creating a picturesque setting. Double attached garage parking with remote entry ensures convenience and safety. Additional features include a practical 3m x 2.2m garden shed, a spacious 823m² corner block with side personal access, a rainwater tank with a capacity of 3,000 litres. The property is conveniently located just minutes from the Bundaberg CBD, with easy access to St Mary's Primary School and childcare facilities within walking distance. Private from the road, this immaculately presented home will please even the fussiest of buyers. Call Exclusive listing Agent Rob Prendergast, 0412 511 220 to register your interest. At A Glance: Featuring 4 bedrooms, 3 of the bedrooms have built-in wardrobes. Huge master bedroom will accommodate a king size bed and there is an ensuite, large built-in wardrobe with mirror panelled doors and access via glass sliding doors to the outdoor entertaining area. Central kitchen with wall oven and ceramic hot plate and plenty of cupboard space as well as a large pantry. Modern main bathroom with a separate shower and bath and there is also a separate toilet. Low maintenance tiled floors throughout all the living and traffic areas. Fujitsu reverse cycle split system air-conditioner in the living area will cool and heat the majority of this home. Huge 8.75m x 3.6m family sized Spanline outdoor entertaining area. Security screens to all windows and doors except the front timber and glass double doors. Fully fenced yard with irrigated low maintenance landscaped gardens. Double attached garage, security parking for your cars with remote entry. There is also a handy 3m x 2.2m garden shed. 823m² corner block with side personal access is surrounded by other high-quality homes. There is a rainwater water tank that holds 3,000 litres. Located just minutes to the Bundaberg CBD and within walking distance to St Mary's Primary School and childcare facilities. *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. Any floor plan included in this marketing material is for illustration purposes only, all measurements 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.