

# 70 Kendalls Road, Avoca, Qld 4670



## House For Sale

Wednesday, 17 April 2024

70 Kendalls Road, Avoca, Qld 4670

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 735 m2**

**Type: House**



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## Offers Above \$350,000

Searching for your first home or a property to build future equity? Then this tidy 2 bedroom home nestled in popular Avoca has everything you need to make a great start or investment. Surrounded by family homes and bordering infrastructure such as the new Bundaberg Hospital site, Bundaberg Super Brewery site, and much more. Be sure to get in quick to reap the benefits! As you enter the home you are welcomed with a light-filled sunroom, which can be closed off by a door for privacy. In addition to the 2 bedrooms is the open plan kitchen and dining area which adjoins to the lounge area, separate laundry, bathroom and toilet. Situated on a 735m<sup>2</sup> allotment, boasting a double bay shed with large side access - perfect for storing the caravan, motorhome, trailers, or boat. Features 70 Kendalls Road include:

- Two bedrooms of generous size
- Open plan living, dining and kitchen
- Bathroom with shower, vanity and mirror
- Separate toilet
- Spacious laundry with exterior access to the clothesline
- Sunroom
- Powered double bay shed equipped with extra workshop/storage area
- Fencing to the back and sides of the block

This property is conveniently located in close proximity to Sugarland Plaza Shopping Centre, CQ University, Bundaberg Recreational/Show Precinct, Sports grounds & clubs, Airport and much more. At a Glance:

- Bedrooms: 2
- Bathrooms: 1
- Car Accommodation: 2
- Land: 735 m<sup>2</sup>
- Rental Appraisal: \$360 to \$380 per week (approx.)
- Rates: \$1,650 + Water Consumption / 6 months (approx.)

For additional information or to organize your private inspection, please contact Hallie Kuorikoski from Four Walls Realty on 0407 651 312 or [hallie@thefourwalls.com.au](mailto:hallie@thefourwalls.com.au)

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