

**Address available on request, Avoca, Qld 4670**



**House For Sale**

Friday, 3 November 2023

Address available on request, Avoca, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 858 m2**

**Type: House**



Peter Maree Barone  
0438446211

## Offers Over \$699,000

Here we are presenting For Sale a property that has been much loved by our current owner, but now it is time for one lucky family to move in and simply enjoy this beautiful home! Set back from the road enjoying a private aspect on a spacious 858sqm block and a landscaped low maintenance yard – this property is ready for the busy modern lifestyle. On entering the foyer of this large executive home, you notice the light clean lines and well-planned design leading to good sized bedrooms, a large formal lounge room as well as a living room which access the entertainment area. The master suite features a recently renovated ensuite and is separated from the living areas giving a secluded feel. Located at the rear of the home is the casual living and dining that opens out to the lined patio/entertaining area. A spacious quality kitchen is located centrally here with all the required appliances, awaiting the budding chef. Features an attached double auto garage, large solar system and privacy fenced backyard. Excellent side access to this home is perfect for the caravan to be parked. FEATURES:- Spacious Lounge/Living Room- Open Plan Kitchen overlooking Dining & casual Living Room- 4 Bedrooms – Master featuring Ensuite - Main Bathroom has separate Toilet and Powder Room- New Ducted Air-Conditioning + Ceiling Fans throughout home- Plenty of Storage and living spaces- Large Laundry features walk in storage room- Outdoor Alfresco Area- 6.2Kw Solar System with 5 kilowatt ABB inverter 20 panels- Block size 858m2- Close to Primary Schools & Childcare- Close to shops, transport, bike and walking tracks- Flood free - high & dry area of Avoca This property is located in one of our prestigious suburbs, and close to both Primary & Secondary Schools, Shopping Centres, the Central Business Hub. Also close by are cafes, general stores and an easy 20 minute drive to our beautiful beaches. Contact the Exclusive Listing Agents for a private inspection Peter 0438 446 269 Maree 0438 446 211