

3 Birks Street, Avenell Heights, Qld 4670



House For Sale

Tuesday, 25 June 2024

3 Birks Street, Avenell Heights, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 713 m2

Type: House

Offers Above \$465,000

If you're searching for your first home or a solid investment property, look no further! This three-bedroom brick home boasts tremendous potential, with major updates already completed. The interior of the home is designed for comfortable living and future customisation. It features a spacious open-plan kitchen, living, and dining area. The kitchen has been updated with a neutral colour palette, ample storage, an electric cooktop, and a wall-mounted oven. The bedrooms are versatile and accommodating, master complete with air conditioning. Three good-sized bedrooms are complemented by a sunroom extending off bedrooms two and three. This versatile space could easily be converted into walk-in wardrobes or even an ensuite, offering endless possibilities tailored to your needs. Also on offer is its solid timber flooring running through a majority of the home, also boasting security screens and doors. The updated bathroom features a freestanding vanity, a linen cupboard, and a large walk-in shower. A separate toilet is conveniently located off the laundry, enhancing the home's functionality. Additionally, a huge rumpus room at the rear of the home provides direct access to the backyard, making it an ideal entertaining area, games room, or second living space. Benefit from the single attached garage with an electric tilt panel door and a large hardwood frame shed in the backyard. The two-street access ensures ease of use for both the garage and shed. Situated on a fully fenced 713m² corner allotment, this property offers a private front patio and a secure backyard, perfect for family activities or relaxing outdoors. Centrally located, this home is close to schools and shops, ensuring all essential amenities are just minutes away. Its location enhances its appeal for both homeowners and potential tenants, making it a savvy investment choice. To register your interest call Exclusive listing Agent Rob Prendergast, 0412 511 220.

At a Glance: Charming three-bedroom Maryborough brick home. Spacious open-plan kitchen, living, and dining area promoting family interaction and ease of movement. Kitchen updated with neutral colour palette, plenty of storage space for kitchen essentials. Features an electric cooktop for efficient cooking, equipped with a wall-mounted oven. Three generously sized bedrooms, master with A/C, sunroom extending off the second and third bedrooms. Sunroom offers potential for conversion into walk-in wardrobes or an ensuite, allowing for personalised upgrades. Bathroom features a modern freestanding vanity, includes a convenient linen cupboard for extra storage. Large walk-in shower providing a luxurious bathing experience. Toilet is separate from the main bathroom, located off the laundry for added convenience. Second living, ideal for use as an entertaining area, games room, or an additional living space. Solid timber flooring running through a majority of the home, also boasting security screens and doors. Single attached garage featuring an electric tilt panel door for easy access. Large, robust hardwood frame shed situated in the backyard. Beneficial two street access facilitating ease of entry to both the garage and shed. 713m² fully fenced corner allotment providing ample outdoor space. Private front patio ideal for relaxation. Secure backyard perfect for family activities and outdoor entertaining. Centrally located with proximity to schools and shops, ensuring essential amenities are easily accessible. Attractive to both homeowners and potential tenants due to its convenient location and versatile features. Investment Potential represents a savvy investment opportunity with strong appeal for rental income and property value growth. Currently returning \$395 per week, lease ending 9th February 2025. Current market rental appraisal - \$540 - \$560 per week. *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.