

**53 Twigg Street, Park Avenue, Qld 4701**



**House For Sale**

Wednesday, 26 June 2024

53 Twigg Street, Park Avenue, Qld 4701

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 765 m2**

**Type: House**



Melinda Kirby  
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## Offers Over \$399,000

Welcome to your new double storey home nestled in the sought after suburb of Park Avenue. Step onto the welcoming front verandah, the perfect spot to relax and enjoy your morning coffee. Entering inside to the lounge room equipped with air conditioning and a sliding door leading back to the front verandah, ensuring a comfortable environment year-round. With a spacious kitchen/dining area boasts ample cupboard space. 3 good sized bedrooms, all with ceiling fans. The main bedroom includes air conditioning and a built-in robe. The bathroom is designed with functionality in mind, offering a shower over bath, vanity and a linen cupboard. With a separate toilet adding practicality. Downstairs is a large rumpus room, providing versatile space for a playroom, home gym or entertainment area. An internal laundry and a single lockable garage for secure parking and additional storage space. The property includes solar panels for saving energy, a back covered deck overlooking the spacious backyard, a hills hoist clothes line, and an inground solar-powered heated pool, perfect for swimming all year round. This home features the best of family living with its spacious layout, and the heated pool is a must-see. Currently Rent Appraised to achieve up to \$510.00 per week. LOCATION HIGHLIGHTS: 2 minute drive to Emmaus College 5 minute drive to Glenmore Shopping Village 5 minute drive to St Anthony's Primary School 6 minute drive to Stockland Rockhampton 6 minute drive to Bunnings Rockhampton 9 minute drive to Parkhurst Town Centre 9 minute drive to Rockhampton Hospital 34 minute drive to Yeppoon Don't miss out on making this house your new home. CONTACT THE MELINDA KIRBY TEAM - ROCKHAMPTON'S #1 FEMALE AGENT TO ARRANGE YOUR INSPECTION TODAY!