

**60 Sinclair Street, Avenell Heights, Qld 4670**



**Sold House**

Sunday, 23 June 2024

60 Sinclair Street, Avenell Heights, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 849 m2**

**Type: House**



Tim McCollum

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**\$631,000**

Discover this solidly built 1980's brick residence positioned on great 849m<sup>2</sup> block. This property is spacious offering an array of living areas, outdoor entertainment options and convenience. The home itself consists of 4 generously sized bedrooms, all equipped with air conditioning and ceiling fans. The kitchen is a standout feature of the home with beautiful New Guinea Rosewood timber boasting ample cabinetry space, expansive benchtops including an island bench, appliance cupboard and a sizable dining area adjacent to the kitchen. Making this area more appealing, enjoy seamless indoor-outdoor living with a covered entertaining area that opens from the meals/kitchen area, this space offers privacy with treed surroundings. The lounge area is thoughtfully designed in an L-Shape, ideal for creating a private study nook, overlooking the inviting inground saltwater pool. The refreshed modern main bathroom boasts floor-to-ceiling tiles, a separate bathtub, and shower, with toilet separate again for convenience. A bonus to this property is the 5.5m x 6.5m detached retreat. This area offers flexibility as a teenagers' retreat, rumpus room, or additional entertaining space with a great outlook, overlooking the pool area. For car accommodation, there is a double attached garage with a remote panel lift door, complemented by an additional double carport at the front.

**AT A GLANCE**

- Bedrooms: 4 plus detached retreat
- Bathrooms: 2
- Toilets: 2
- Car Accommodation: 4 vehicles
- Pool: Salt Water / Fibreglass
- Solar System: Yes - 13 KW
- Laundry: massive internal laundry with external access
- Lawn locker for extra storage
- 3 Phase power

**LAND**

- Land Size: 849m<sup>2</sup>
- Fully fenced
- Rates: Approximately \$1,850.00 per half year

**Agent: Tim McCollum**  
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**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein