



19 Wedgeleaf Place, Ashfield

## MODERN, SPACIOUS & PERFECTLY POSITIONED — EASY LIVING IN ASHFIELD

Set within a quiet, family-friendly Ashfield cul-de-sac, this modern low-set home delivers an easy-care lifestyle with generous proportions, quality finishes and effortless indoor—outdoor living —ideal for families or professionals looking for comfort and convenience close to town.

On arrival, you are greeted by neat street appeal and a double remote garage. Inside, a light-filled open-plan living and dining area showcases tiled flooring, soft neutral tones and an abundance of natural light. The centrally positioned kitchen is a true hub of the home, featuring stone benchtops, quality appliances, a gas cooktop, feature rangehood and excellent storage —making everyday cooking and entertaining effortless.

Glass sliding doors open out to a covered outdoor entertaining area, overlooking the fully fenced backyard —ideal for weekend barbecues, kids or simply enjoying the outdoors. The home offers four well-sized bedrooms, all with built-in wardrobes and ceiling fans. The master bedroom is complete with air-

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### FOR RENT

\$760 per week

### VIEW

By Appointment

### AGENTS

The Property Management Team

### AGENCY

LJ Hooker Bundaberg  
(07) 4131 8000

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



conditioning and a private ensuite, while the main bathroom features a separate shower, bathtub and modern vanity —perfect for busy households.

A cleverly designed internal laundry with built-in cabinetry adds further convenience, while the double lock-up garage provides secure parking and additional storage.

**Property Features:**

- 4 generous bedrooms with built-in wardrobes & ceiling fans
- Master bedroom with air-conditioning and private ensuite
- Light-filled open-plan living and dining area
- Modern kitchen with stone benchtops, gas cooktop, rangehood & ample storage
- Stylish main bathroom with separate shower and bathtub
- Internal laundry with built-in cabinetry
- Covered outdoor entertaining area
- Fully fenced, low-maintenance backyard
- Double remote lock-up garage
- Security screens and modern finishes throughout

**LOCATION HIGHLIGHTS:**

- Quiet and family-friendly Ashfield location
- Close to local schools, childcare and everyday amenities
- Easy access to major shopping centres and services
- Short drive to Bundaberg CBD
- Convenient access to parks and recreational areas

**DISTANCE TO FACILITIES (APPROX):**

- " Bundaberg CBD —short drive
- " Major shopping centres —short drive
- " Local schools & childcare —minutes away
- " Medical facilities & hospital precinct —easy access
- " Public transport and local shops —nearby

Rental Details: \$760 per week

Tenancy Applications must be completed in full (with all required documentation) in order for the commencement of the application process to begin.

- We offer a 48 hour approval process to complete tenancy applications. To avoid delays in processing your application, please ensure references and employers are aware of your application and will expect a confirmation request from our Agency.
- General Tenancy Agreements are to be signed and Bond paid within 24 hours of receiving paperwork from your Property Manager.
- " 2 Weeks Rent is required to be paid before keys will be released.
- " Office hours are Monday —Friday 8.30am-5pm
- " Office hours: Monday —Thursday - 8.30am - 5pm Friday, 8:30am —4:00pm

At LJ Hooker Bundaberg, our Professional Property Management Team specializes in managing and maintaining investment properties. If you're an investor looking for expert property management, contact us today on 07 4131 8000

## MORE DETAILS

Property ID 1U92GTV  
Property Type House

**The Property Management Team**  
Property Investment Manager

**LJ Hooker Bundaberg (07) 4131 8000**  
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