






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

Please Call

AGENTS

The Property Management Team

AGENCY

LJ Hooker Bundaberg
(07) 4131 8000

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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

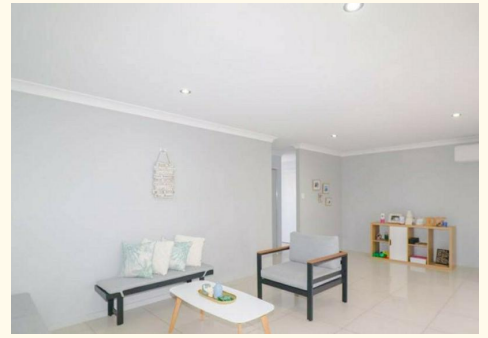
At LJ Hooker Bundaberg, our Professional Property Management Team specializes in managing and maintaining investment properties. If you're an investor looking for expert property management, contact us today on 07 4131 8000

MORE DETAILS

Property ID 1U92GTV
Property Type House

The Property Management Team
Property Investment Manager

LJ Hooker Bundaberg (07) 4131 8000
10 Bourbong Street, BUNDABERG QLD 4670
bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au



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