



11 Gibson Street, Avenell Heights

NEAT, LOW-MAINTENANCE LIVING WITH SPACE & PRACTICALITY —PERFECT FAMILY HOME IN AVENELL HEIGHTS

Welcome to this well-presented and inviting low-set home, ideally located in the quiet and established suburb of Avenell Heights. Offering comfort, space, and easy living, this property is perfect for families or tenants seeking a relaxed lifestyle with everyday convenience.

From the moment you arrive, you'll appreciate the home's tidy street appeal, neat gardens, and wide frontage. Step inside to discover a light-filled living area designed for comfort, complemented by large windows that invite in natural light and fresh air. The layout flows effortlessly into the dining space and functional kitchen, complete with ample storage and practical bench space - ideal for daily living.

The home features three well-sized bedrooms, each offering a comfortable retreat with plenty of natural light and ventilation. The

3  1  2 

FOR RENT
\$630 per week

VIEW
By Appointment

AGENTS
The Property Management Team

AGENCY
LJ Hooker Bundaberg
(07) 4131 8000

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

central bathroom is neat and functional, catering to the needs of a busy household.

Outside, you'll love the spacious yard - perfect for kids, gardening, or simply enjoying the outdoors. The property also includes a carport, providing ample parking and storage options.

Property Features:

- 3 spacious bedrooms with natural light
- Comfortable living area with great airflow
- Functional kitchen with ample storage
- Neat and practical bathroom
- Well-maintained front garden and lawn
- Covered car accommodation
- Quiet, family-friendly neighbourhood
- Easy-care block with outdoor space to enjoy

LOCATION HIGHLIGHTS:

- Located in a peaceful, established residential area
- Close to local schools, parks, and childcare facilities
- Minutes to shopping centres and everyday conveniences
- Short drive to Bundaberg CBD
- Easy access to public transport and main roads
- Family-friendly community with nearby green spaces

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 3.5 km
- Sugarland Shoppingtown: 2.5 km
- Bundaberg Base Hospital: 3.8 km
- Avenell Heights State School: 1.2 km
- Norville Park & Sporting Fields: 1.5 km
- Public transport stops: within 500 m

More property photos to come.

Rental Details: \$630 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

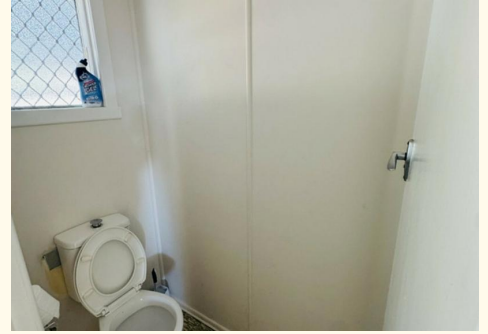
At LJ Hooker Bundaberg, our Professional Property Management Team specializes in managing and maintaining investment properties. If you're an investor looking for expert property management, contact us today on 07 4131 8000

MORE DETAILS

Property ID 1UF4GTV
Property Type House

The Property Management Team
Property Investment Manager

LJ Hooker Bundaberg (07) 4131 8000
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