

## Avenell Heights, 18 Avenell Street

### LARGE FAMILY HOME IN PRIME LOCATION

Nestled in the quiet, family-friendly streets of Avenell Heights, this generously sized two-storey home is ready for its next chapter. Whether you're searching for the perfect family residence or a smart investment, this property offers the size, location, and layout to make it happen.

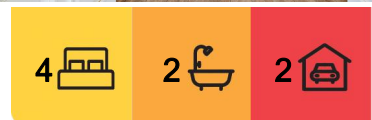
#### AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 2
- Land Size: 858 m<sup>2</sup>
- Ceiling Fans: Yes
- Solar: Yes

#### KEY FEATURES:



**Disclaimer:** 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.



**For Lease**  
\$670 PER WEEK

**View**  
By Appointment

**Contact**  
The Property Management Team

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

- Large front yard and wide driveway with ample off-street parking
- Full downstairs bathroom with shower, toilet, and vanity
- Functional laundry with built-in bench and cupboard space
- Expansive backyard with potential for shed, pool, or garden
- Brick-paved outdoor sitting area shaded by upper balcony
- Spacious upstairs balcony with elevated views
- Bright and airy main living area with large windows
- Ideal for families, investors, or renovators
- Excellent potential for personalisation and value-adding renovations

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

At LJ Hooker Bundaberg we have a Professional Property Management Department that specialises in managing and maintaining Investment Properties.

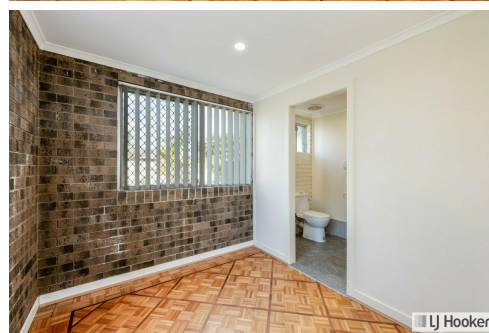
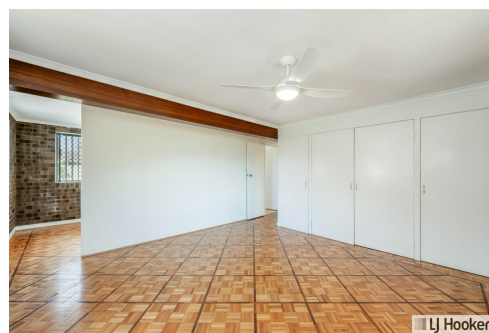
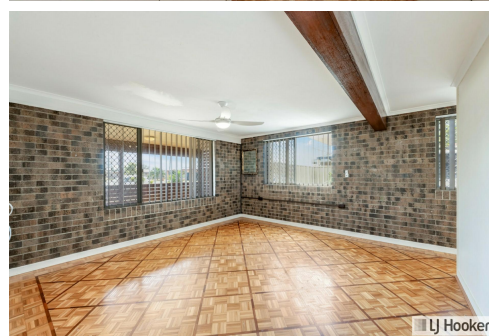
If you are an Investor and looking for a Specialist Property Management Team then look no further. Contact us today 07 41318000.

## More About this Property

<b>Property ID</b>	1TVEGTV
<b>Property Type</b>	House
<b>Land Area</b>	858 sqm
<b>Including</b>	Deck Dishwasher Floorboards Fully Fenced Remote Garage Solar Panels

**The Property Management Team**  
Property Investment Manager

**LJ Hooker Bundaberg (07) 4131 8000**  
10 Bourbong Street, BUNDABERG QLD 4670  
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