






18 Avenell Street, Avenell Heights

## SPACIOUS FAMILY LIVING WITH MODERN UPDATES & ENTERTAINING APPEAL IN THE HEART OF AVENELL HEIGHTS

Positioned in a quiet and convenient pocket of Avenell Heights, this beautifully refreshed high-set brick home offers generous proportions, stylish modern upgrades, and plenty of room for the whole family to enjoy. Combining functional living spaces with contemporary finishes, this property delivers comfort, practicality, and effortless indoor-outdoor living.

From the moment you step through the front doors, you'll appreciate the welcoming feel and spacious layout of the home. Upstairs features polished timber floors, a light-filled open-plan living and dining area, and a sleek renovated kitchen complete with ample cabinetry, quality appliances, generous bench space, and striking tiled splashbacks.

Flowing seamlessly from the living area is a large elevated entertaining deck - the perfect place to relax with family and friends while overlooking the fully fenced backyard.

4  2  2 

### FOR RENT

Please Call

### 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.



The home offers four well-sized bedrooms, ceiling fans throughout, and beautifully updated bathrooms featuring floor-to-ceiling tiles, modern vanities, and stylish finishes. Downstairs provides additional versatile living space ideal for a rumpus room, teenager's retreat, home office, or guest accommodation.

Outside, the spacious backyard offers plenty of room for children and pets to enjoy, while the double car accommodation and side access add extra practicality for everyday living.

#### Property Features:

- 4 spacious bedrooms with ceiling fans
- 2 modern renovated bathrooms with quality finishes
- Stylish updated kitchen with ample storage & bench space
- Open-plan living and dining area filled with natural light
- Polished timber flooring upstairs
- Large rear entertaining deck overlooking the backyard
- Versatile downstairs living/rumpus space
- Air conditioning for year-round comfort
- Double car accommodation
- Fully fenced yard with plenty of outdoor space
- Security screens throughout
- Quiet and convenient family-friendly location

#### LOCATION HIGHLIGHTS:

- Positioned in the highly sought-after suburb of Avenell Heights
- Minutes from local schools, parks, and shopping centres
- Close to public transport and everyday conveniences
- Short drive to Bundaberg CBD and medical facilities
- Family-friendly neighbourhood with nearby recreational spaces
- Easy access to cafes, sporting clubs, and local amenities

#### DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 3.5 km
- Sugarland Shoppingtown: 2.0 km
- Avenell Heights State School: 1.2 km
- St Luke's Anglican School: 2.5 km
- Bundaberg Base Hospital: 4.5 km
- Hinkler Central Shopping Centre: 3.8 km
- Local parks & playgrounds: 500 m
- Public transport: 400 m

Rental Details: \$660 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 1UJ1GTV  
Property Type House  
Including 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  
[bundaberg.ljhooker.com.au](http://bundaberg.ljhooker.com.au) | [admin@ljhookerbundaberg.com.au](mailto:admin@ljhookerbundaberg.com.au)



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