







18 Avenell Street, Avenell Heights

MODERN FAMILY COMFORT WITH SPACE TO RELAX & ENTERTAIN IN AVENELL HEIGHTS

Perfectly positioned in a peaceful and convenient pocket of Avenell Heights, this beautifully updated high-set brick home combines modern style, generous living spaces, and outstanding family functionality. With contemporary renovations, versatile downstairs accommodation, and fantastic outdoor entertaining, this home offers an inviting lifestyle with plenty of room for everyone.

Step inside and discover a light-filled interior complemented by polished timber floors, fresh modern finishes, and a spacious open-plan design. The upstairs living and dining area provides a welcoming space for everyday family living, while the beautifully renovated kitchen impresses with ample cabinetry, quality appliances, generous bench space, and stylish tiled splashbacks.

Extending from the main living area is a spacious elevated entertaining deck, creating the perfect setting for weekend barbecues, relaxed afternoons, or entertaining family and friends while enjoying

4 2 2

FOR RENT
$660 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

views over the fully fenced backyard.

Accommodation is well catered for with four generously sized bedrooms, complete with ceiling fans, alongside two beautifully renovated bathrooms featuring floor-to-ceiling tiles, modern vanities, and contemporary finishes. Downstairs offers additional flexible living space, ideal for a rumpus room, teenager's retreat, home office, or guest accommodation.

Outside, the fully fenced backyard provides plenty of space for children and pets to play, while the double car accommodation and convenient side access add further practicality to this impressive family home.

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
Pets: upon application

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

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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	1UVYGTV
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
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