






1A McNamara Street, Avenell Heights

SPACIOUS FAMILY LIVING WITH HUGE YARD & ENTERTAINING AREA IN AVENELL HEIGHTS

Welcome to this well-maintained and generously sized low-set brick home, ideally positioned in the family-friendly suburb of Avenell Heights. Offering a perfect blend of space, comfort, and practicality, this home is ideal for families or tenants seeking relaxed living with room to move.

From the moment you arrive, you'll appreciate the home's solid street presence, wide frontage, and expansive lawn - perfect for kids, pets, or simply enjoying the outdoors. Step inside to discover a light-filled living area with air conditioning, ceiling fan, and a warm, inviting feel that flows seamlessly into the dining and kitchen space.

The functional kitchen is designed for everyday ease, featuring ample bench space, generous cabinetry, and a practical layout overlooking the outdoor area. Each bedroom is well-sized, with 2 rooms complete with built-in wardrobes, ceiling fans, and plenty of natural light, while the central bathroom offers both a shower and bathtub for added convenience.

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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.

 **LJ Hooker**

One of the standout features of this home is the large covered outdoor entertaining area - perfect for weekend BBQs, gatherings, or simply relaxing while overlooking the spacious backyard.

Property Features:

- 2 well-sized bedrooms with built-in wardrobes & ceiling fans & Air conditioning
- 3rd Bedroom has a ceiling fan
- Air-conditioned living area with ceiling fan
- Functional kitchen with ample storage & bench space
- Bathroom with separate shower and bathtub
- Spacious internal laundry with outdoor access
- Large covered outdoor entertaining area
- Double garage with additional driveway parking
- Fully fenced yard with expansive lawn space
- Security screens throughout

LOCATION HIGHLIGHTS:

- Quiet, established neighbourhood in Avenell Heights
- Close to local schools, parks, and childcare facilities
- Minutes to Stockland Bundaberg Shopping Centre
- Short drive to Bundaberg CBD and medical facilities
- Easy access to public transport options
- Family-friendly area with nearby playgrounds and green spaces

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 3.5 km
- Stockland Bundaberg: 2.5 km
- Avenell Heights State School: 1.2 km
- " Bundaberg Base Hospital: 4.0 km
- " Local shops & conveniences: 1.5—2.5 km
- Parks & recreational areas: within 1 km

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 1UBZGTV
Property Type House
Including Toilets (1)

The Property Management Team
Property Investment Manager

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