



4 McCrohon Street, Avenell Heights

SPACIOUS FAMILY HOME WITH MULTIPLE LIVING AREAS & LARGE ENTERTAINING SPACE

Welcome to this well-presented low-set brick home, ideally located in the established and family-friendly suburb of Avenell Heights. Offering generous indoor and outdoor living, this home provides the perfect balance of comfort, space, and convenience for growing families or those who love to entertain.

From the moment you arrive, you'll appreciate the home's private setting, established gardens, and welcoming street appeal. Inside, you'll find a spacious, light-filled living area complete with air conditioning, complemented by a functional kitchen featuring ample cupboard space and generous bench areas for everyday meal preparation.

With four well-sized bedrooms, ceiling fans throughout, and a practical family bathroom with a separate bathtub and shower, this home is designed for comfortable living. The enclosed outdoor entertaining area creates the perfect space to relax or host family gatherings all year round, while the expansive backyard offers plenty of room for children to play.

4 1 1

FOR RENT
\$590 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

Outside, the property continues to impress with a single carport, garden shed, established trees providing shade and privacy, and a fully usable backyard with plenty of outdoor space.

Property Features:

- Four spacious bedrooms with ceiling fans
- Air-conditioned living area for year-round comfort
- Functional kitchen with ample bench space and storage
- Family bathroom with separate bath and shower
- Spacious enclosed outdoor entertaining area
- Ceiling fans throughout the home
- Security screens fitted throughout
- Large, fully usable backyard with established gardens
- Single carport with additional off-street parking
- Garden shed for extra storage

LOCATION HIGHLIGHTS:

- Quiet, family-friendly neighbourhood
- Close to local schools and childcare facilities
- Minutes to Hinkler Central Shopping Centre and supermarkets
- Easy access to public transport and local parks
- Convenient drive to Bundaberg CBD, medical facilities, and cafes
- Nearby sporting fields and recreational facilities

DISTANCE TO FACILITIES (APPROX):

- Hinkler Central Shopping Centre: 2.5 km
- Bundaberg CBD: 3.5 km
- Bundaberg Base Hospital: 3.8 km
- Walkervale State School: 1.8 km
- Bundaberg State High School: 2.8 km
- Avenell Heights Shopping Precinct: 1.2 km
- Bus stop: 350 m

Rental Details: \$590 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

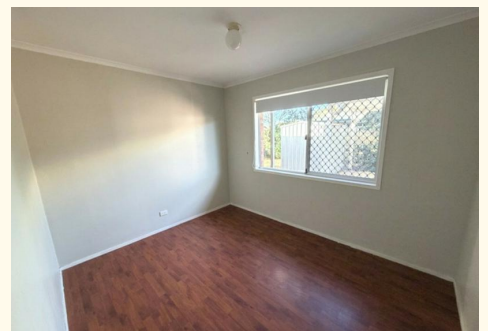
At LJ Hooker Bundaberg, our Professional Property Management Team specializes in managing and maintaining investment properties. If you're an investor looking for expert property management, contact us today on 07 4131 8000

MORE DETAILS

Property ID 1UQ0GTV
Property Type House

The Property Management Team
Property Investment Manager

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