

3/202 Barolin Street, Avenell Heights

NEAT, LOW-MAINTENANCE LIVING IN A CONVENIENT LOCATION!

Welcome to this neat and practical two-bedroom home, ideally positioned in the convenient suburb of Avenell Heights. Offering comfortable living spaces, a functional kitchen, and a private outdoor area, this property is perfect for tenants seeking a low-maintenance lifestyle close to everyday amenities.

Step inside to discover a spacious open-plan living and dining area featuring tiled flooring, neutral tones, and a ceiling fan for added comfort. The layout provides plenty of room to relax and unwind, with a seamless connection to the kitchen and dining space.

The functional kitchen offers ample cupboard storage, generous bench space, and an electric stove, making everyday meal preparation simple and convenient.

Both bedrooms provide comfortable accommodation, while the bathroom features a shower and vanity. A separate laundry area adds practicality to the home's layout.

2 1 1

FOR RENT
$400 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.

Outside, enjoy the fully fenced yard with a private outdoor area, providing space to enjoy the fresh air. The single lock-up garage offers secure parking and additional storage, while security screens provide added peace of mind.

Conveniently located near local shopping facilities and essential amenities, this property offers an easy-care lifestyle in an established residential neighbourhood.

PROPERTY FEATURES:
- Two bedrooms
- One bathroom
- Single lock-up garage
- Spacious open-plan living and dining area
- Functional kitchen with ample cupboard storage
- Electric stove and generous bench space
- Tiled flooring throughout the main living areas
- Ceiling fans for added comfort
- Separate laundry area
- Fully fenced yard with outdoor space
- Security screens
- Low-maintenance living

LOCATION HIGHLIGHTS:
- Conveniently positioned in the established suburb of Avenell Heights
- Close to local shopping facilities and everyday essentials
- Easy access to supermarkets, takeaway shops, and local services
- Within driving distance of Bundaberg CBD and major shopping centres
- Convenient access to schools and childcare facilities
- Close to local parks and recreational areas
- Easy access to major roads connecting to surrounding Bundaberg suburbs

DISTANCE TO FACILITIES (APPROX):
" Bundaberg CBD: 3—4 km
" Hinkler Central Shopping Centre: 3—4 km
- Local shopping facilities: Within a short drive
" Local schools: Within a short drive
" Bundaberg Hospital: Approximately 4—5 km
- Public transport: Check nearby routes and stops

Rental Details: $400 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 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

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MORE DETAILS

Property ID	1UVNGTV
Property Type	Unit
Including	Fully Fenced

The Property Management Team
Property Investment Manager

LJ Hooker Bundaberg (07) 4131 8000
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