







Unit 1/3 McNamara Street, Avenell Heights

NEAT, LOW-MAINTENANCE & CONVENIENT —COMFORTABLE AVENELL HEIGHTS LIVING

Settle into this charming and practical low-set brick unit, perfectly positioned in the established and convenient suburb of Avenell Heights. Offering easy living, a functional layout and a private outdoor space, this home is an excellent choice for those seeking comfort and convenience.

As you arrive, you'll appreciate the neat street appeal, established lawn and easy-access driveway leading to the single lock-up garage. Inside, the home offers a comfortable living and dining area with tiled flooring, neutral tones and plenty of natural light, creating a welcoming space for everyday living.

The functional kitchen is positioned conveniently within the living area and features ample cabinetry, generous bench space, a double sink and freestanding electric oven and cooktop. The tiled flooring throughout the main living areas makes the home practical and easy to maintain.

Both bedrooms provide comfortable accommodation, with the main

2 1 1

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

bedroom featuring a built-in wardrobe, ceiling fan and a dedicated vanity/dressing area with additional storage. Security screens and windows provide added peace of mind.

The bathroom is well-appointed with a vanity, shower and practical storage, while the home also provides a covered outdoor area overlooking the fully fenced backyard - ideal for enjoying some fresh air or relaxing outdoors.

Property Features:
- 2 comfortable bedrooms
- Main bedroom with built-in wardrobe, ceiling fan & dressing/vanity area
- Functional kitchen with ample cabinetry & electric cooking
- Spacious tiled living and dining area
- Bathroom with shower & vanity
- Ceiling fans for added comfort
- Security screens throughout
- Covered outdoor entertaining area
- Fully fenced private backyard
- Established lawn with clothesline
- Single lock-up garage
- Low-maintenance brick construction

LOCATION HIGHLIGHTS:
- Quiet and established residential pocket of Avenell Heights
- Convenient access to local schools, shops and everyday amenities
- Close to St Mary's Catholic Primary School and Kepnock State High School
- Short drive to shopping centres including Hinkler Central and Stockland Bundaberg
- Easy access to Bundaberg CBD and surrounding suburbs
- Nearby parks, recreational areas and community facilities
- Convenient access to public transport routes

DISTANCE TO FACILITIES (APPROX):
" St Mary's Catholic Primary School: 1.6—1.7 km
- Kepnock State High School: 2.2 km
- Stockland Bundaberg: approx. 2.5 km
" Fresh Fields Shopping Centre: approx. 3.0 km
" Bundaberg CBD: approx. 4.6—4.8 km
" Hinkler Central: approx. 4.3 km
" Shalom College: approx. 5.4—5.5 km
" Bundaberg Base Hospital: approx. 6.6—6.8 km

Rental Details: $410 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

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.

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	1UUMGTV
Property Type	Unit
Including	Air Conditioning

The Property Management Team
Property Investment Manager

LJ Hooker Bundaberg (07) 4131 8000
10 Bourbong Street, BUNDABERG QLD 4670
bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au

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.