






3a City Vue Terrace, Avoca

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## ELEGANT LOW-MAINTENANCE GRANNY FLAT IN A SOUGHT-AFTER AVOCA LOCATION

Welcome to this beautifully presented and thoughtfully designed granny flat, perfectly positioned in the highly desirable suburb of Avoca. Offering a private, low-maintenance lifestyle with shared outdoor amenities, this residence delivers comfort, practicality, and exceptional convenience.

Step inside to a bright and inviting living area, complete with ceiling fan and built-in storage, creating a functional and comfortable space to relax. The full-sized kitchen is a rare luxury in a granny flat - featuring generous cabinetry, excellent bench space and everything you need to enjoy easy everyday living.

The spacious bedroom includes a built-in wardrobe, ceiling fan, and air conditioning, ensuring year-round comfort. The bathroom is well-appointed with a modern shower, vanity, and toilet, offering a clean and practical layout.

Outside, residents will enjoy the shared yard and sunroom, perfect for relaxing in the fresh air or enjoying peaceful garden surroundings. A

**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**

single lock-up carport provides secure parking, and a garden shed is available for additional storage needs.

#### Property Features:

- 1 spacious bedroom with built-in wardrobe, ceiling fan & air conditioning
- Full kitchen with excellent storage & functional layout
- Light-filled living area with ceiling fan & built-in storage cupboard
- Well-appointed bathroom with shower, vanity & toilet
- Single lock-up carport for secure parking
- Garden shed for additional storage
- Shared use of yard & sunroom with adjoining residence
- Security screens for added peace of mind

#### LOCATION HIGHLIGHTS:

- Situated in a quiet, well-established Avoca neighbourhood
- Minutes to Avoca IGA, Stockland Shopping Centre & major retail outlets
- Close to schools, childcare centres, medical facilities & public transport
- Quick access to Bundaberg Airport and Bundaberg CBD
- Surrounded by parks, walking paths & family-friendly surroundings

Rental Details: \$400 per week including lawn maintenance

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                    1U3VGTV  
Property Type                Flat

**The Property Management Team**  
Property Investment Manager

**LJ Hooker Bundaberg (07) 4131 8000**  
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