







2 Gateway Street, Avoca

SPACIOUS FAMILY LIVING WITH EXPANSIVE ENTERTAINING IN THE HEART OF AVOCA

Welcome to this well-presented and spacious low-set family home, perfectly positioned in the highly sought-after suburb of Avoca. Offering generous indoor and outdoor living spaces, this home is designed for comfort, convenience, and effortless entertaining, making it an excellent choice for families or professionals seeking a relaxed lifestyle.

Step inside to discover a bright and airy open-plan living area complemented by tiled flooring, neutral finishes, and an abundance of natural light. The practical kitchen is centrally positioned and features ample bench space, plenty of storage, quality appliances, and a breakfast bar, seamlessly connecting to the dining and living zones.

The home offers four well-sized bedrooms, each complete with built-in wardrobes and ceiling fans, while the central family bathroom includes both a separate shower and a full-sized bathtub-ideal for growing families.

Outside is where this property truly shines. A large covered timber

4 1 2

FOR RENT
$680 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

entertaining deck overlooks the fully fenced backyard, providing the perfect setting for weekend barbecues, outdoor dining, or simply relaxing while children and pets enjoy the spacious lawn. The beautifully landscaped gardens and excellent street appeal complete this inviting package.

Property Features:
- 4 generous bedrooms with built-in wardrobes & ceiling fans
- Spacious open-plan living and dining area with abundant natural light
- Well-appointed kitchen with ample storage, bench space & breakfast bar
- Family bathroom with separate shower & bathtub
- Separate internal laundry with outdoor access
- Large covered timber entertaining deck with privacy blinds
- Fully fenced backyard with established gardens & plenty of lawn space
- Double car accommodation with additional driveway parking
- Security screens throughout
- Low-maintenance tiled living areas for easy care

LOCATION HIGHLIGHTS:
- Situated in the popular family-friendly suburb of Avoca
- Close to local parks, playgrounds & walking paths
- Minutes from quality schools and childcare facilities
- Short drive to Sugarland Shoppingtown and major retailers
- Convenient access to medical centres and Bundaberg Hospital
- Easy drive to Bundaberg CBD and public transport options
- Surrounded by established homes in a quiet residential neighbourhood

DISTANCE TO FACILITIES (APPROX):
- Sugarland Shoppingtown: 2.5 km
- Bundaberg CBD: 5.5 km
- Bundaberg Base Hospital: 4.5 km
- Avoca State School: 1.8 km
- St Mary's Catholic Primary School: 2.5 km
- Bundaberg Airport: 6.8 km
- Hinkler Central Shopping Centre: 5.5 km
- Public transport: 400 m

Rental Details: $680 per week (rent will go up on the 26th of February 2027 to $720)
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

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.

MORE DETAILS

Property ID	1UVQGTV
Property Type	House

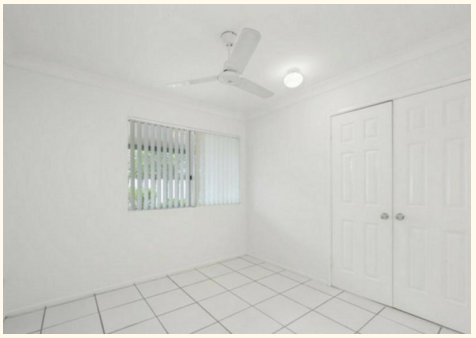
The Property Management Team
Property Investment Manager

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.