

21 Captivation Court, Avoca

COMFORT, SPACE & CONVENIENCE —YOUR NEXT AVOCA HOME

Welcome to this beautifully presented low-set brick home, ideally positioned in a quiet cul-de-sac in the popular suburb of Avoca. Offering generous living spaces, a practical layout and a well-maintained yard, this home is perfectly suited to families, couples or professionals seeking comfort and convenience.

From the moment you arrive, you'll appreciate the attractive street appeal, landscaped gardens and double garage. Inside, the home opens to a light-filled living area with soft neutral tones and ceiling fans, creating a relaxed and welcoming atmosphere. The layout flows easily through to the dining area and well-appointed kitchen, complete with ample bench space, quality cabinetry and a handy breakfast bar —ideal for everyday living and entertaining.

The home features three comfortable bedrooms, all with built-in wardrobes and ceiling fans. The master bedroom is complemented by its own private ensuite, while the main bathroom offers both a separate shower and full-size bathtub —perfect for family living. Step outside and enjoy the fully fenced backyard with a neat lawn,

4 2 2

FOR RENT
\$750

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

established garden beds and a garden shed. There is plenty of space for children to play or to simply relax outdoors in privacy.

Property Features:

- 3 spacious bedrooms with built-in wardrobes and ceiling fans & Air conditioners, plus a massive rumpus room that can be utilised as a fourth bedroom
- Master bedroom with private ensuite
- Light-filled living area with ceiling fan
- Functional kitchen with breakfast bar, generous bench space & ample storage
- Family bathroom with separate shower and bathtub
- Separate laundry with outdoor access
- Fully fenced backyard with garden shed and lawn area + Veggie garden
- Double lock-up garage
- Low-maintenance, well-kept block in a quiet cul-de-sac

LOCATION HIGHLIGHTS:

- Quiet and family-friendly Avoca neighbourhood
- " Close to local schools, childcare centres and sporting facilities
- " Minutes to shopping centres, cafés and everyday conveniences
- Short drive to Bundaberg CBD, hospitals and major services
- Easy access to main roads for commuting

DISTANCE TO FACILITIES (APPROX):

- " Bundaberg CBD —short drive
- " Major shopping centres —nearby
- " Local primary and secondary schools —close by
- " Medical facilities and hospital precinct —within easy reach
- " Parks and sporting fields —only minutes away

Rental Details:

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

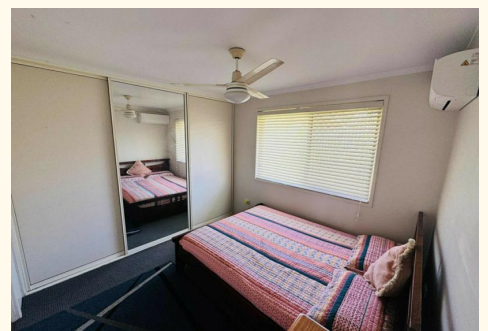
At LJ Hooker Bundaberg, our Professional Property Management Team specializes in managing and maintaining investment properties. If you're an investor looking for expert property management, contact us today on 07 4131 8000

MORE DETAILS

Property ID 1U89GTV
Property Type House

The Property Management Team
Property Investment Manager

LJ Hooker Bundaberg (07) 4131 8000
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