



**Leased**



3 City Vue Terrace, Avoca

## LEASED

Welcome to this well-maintained low-set brick home, ideally situated in the popular suburb of Avoca. Offering generous living spaces, excellent functionality and a convenient layout, this property provides comfortable family living with shared outdoor amenities.




Step inside to a bright, air-conditioned living area featuring timber-look flooring, ceiling fans, and plenty of natural light. The adjoining kitchen is well-appointed with ample storage, modern cabinetry, generous bench space and a practical layout that makes daily cooking a breeze.

This home includes three well-sized bedrooms, all fitted with built-in cupboards and ceiling fans, with two offering the added comfort of air conditioning. The bathroom is equipped with both a shower and bathtub, while the separate toilet enhances usability for households of all sizes.

A standout feature of this property is the double lock-up garage with great built-in storage, plus a garden shed for extra convenience. The sunroom and yard are shared common areas with the adjoining granny flat, offering additional space perfect for relaxation or outdoor enjoyment.

Property Features:

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.

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### FOR RENT

Please Call

### AGENTS

The Property Management Team

### AGENCY

LJ Hooker Bundaberg  
(07) 4131 8000



- 3 bedrooms with built-in cupboards & ceiling fans (2 bedrooms fitted with air conditioning)
- Air-conditioned living area with ceiling fan
- Kitchen with ample bench space & cabinetry
- Bathroom with shower + bathtub
- Separate toilet
- Double lock-up garage with storage cupboards
- Garden shed for extra storage
- Shared sunroom & yard with granny flat
- Security screens throughout

#### LOCATION HIGHLIGHTS:

- Situated in a quiet, family-friendly Avoca pocket
- Just minutes to Avoca IGA, Stockland Shopping Centre & Bunnings
- Close to schools, childcare centres & medical facilities
- Short drive to Bundaberg CBD and major amenities

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	1U3RGTV
Property Type	House
Including	Air Conditioning Built-in-Robes Fully Fenced Remote Garage Solar Panels

**The Property Management Team**  
Property Investment Manager

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