



3 McLucas Street, Avoca

LEASED

Welcome to this well maintained low-set brick home, positioned in the highly sought-after and family-friendly suburb of Avoca. Offering comfortable living, generous indoor proportions and beautifully established gardens, this property presents an ideal lifestyle for tenants seeking both convenience and comfort.

From the moment you arrive, the home's leafy frontage and welcoming street presence set the tone. Inside, a bright and spacious open-plan living and dining area is enhanced by exposed timber beams and tiled flooring, creating a warm and inviting atmosphere. The practical kitchen flows seamlessly from the living space and offers ample bench space and storage for everyday living.

The home comprises three generously sized bedrooms, all equipped with ceiling fans. The master bedroom is complete with air conditioning and a private ensuite. The main bathroom features a separate shower and a spa bath, providing a perfect space to relax and unwind.

Outdoors, the established gardens create a private and tranquil setting, while the separate double garage offers secure parking along with additional storage space.

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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.



Property Features:

- 3 bedrooms with ceiling fans
- Master bedroom with air-conditioning and private ensuite
- Spacious open-plan living and dining area with feature timber beams
- Practical kitchen with generous bench space and storage
- Main bathroom with spa bath and separate shower
- Tiled living areas throughout
- Security screens on windows and doors
- " Established tropical gardens and private yard
- " Double garage —ideal for vehicles, storage or workshop use

LOCATION HIGHLIGHTS:

- Quiet, well-established street in sought-after Avoca
- Close to local schools, shops and public transport
- Easy access to Bundaberg CBD and major shopping centres
- Nearby parks, sporting facilities and family amenities
- Convenient access to Bundaberg Base Hospital precinct

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 3.0 km
- Hinkler Central Shopping Centre: 3.5 km
- Avoca State School: 1.2 km
- " Bundaberg Base Hospital: 4.0 km
- " Local shops & bus stops: 700 m —1.0 km
- Bundaberg Airport: 2.5 km

Rental Details: \$570 per week

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 1U8YGTV
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

