






3 Newhaven Court, Avoca

## ELEVATED COMFORT, SPACE & BREEZY LIVING —YOUR IDEAL AVOCA HOME AWAITS

Welcome to this spacious and well-presented high-set family home, perfectly positioned in a quiet cul-de-sac in the popular suburb of Avoca. Offering generous living areas, a breezy front balcony and a large backyard, this home delivers comfort, functionality and relaxed Queensland living.

From the moment you arrive, you'll appreciate the neat street appeal and elevated position. Upstairs, the home opens to a light-filled living and dining area, complemented by air conditioning, ceiling fans and neutral tones throughout. The functional kitchen offers ample cabinetry, bench space and breakfast bar seating, flowing easily into the dining area for everyday living and entertaining.

All three bedrooms are well sized, complete with ceiling fans and built-in wardrobes, while the main bedroom also enjoys air conditioning. The family bathroom features a separate shower and bathtub, with an additional second bathroom located downstairs for added convenience.

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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.



Downstairs provides secure parking for one vehicle plus a versatile under-house area ideal for storage, a workshop or casual entertaining. Step outside to a spacious, fully fenced backyard with established lawns and gardens - perfect for kids, pets or weekend relaxation. Enjoy your morning coffee or evening breeze from the covered front balcony, taking in the peaceful neighbourhood outlook.

Property Features:

- 3 generously sized bedrooms with built-in robes & ceiling fans + a bedroom downstairs.
- Air-conditioned main bedroom and living area
- Light-filled open-plan living & dining space
- Functional kitchen with breakfast bar & ample storage
- Main bathroom with separate shower & bathtub
- Second bathroom downstairs for added convenience
- Covered front balcony with elevated street views
- Large under-house area with secure car accommodation & storage
- Fully fenced yard with established gardens
- Security screens throughout

LOCATION HIGHLIGHTS:

- Quiet cul-de-sac in a family-friendly neighbourhood
- Close to parks, walking tracks & open green spaces
- " Minutes to Avoca State School & local childcare centres
- " Easy access to shopping, cafés & everyday amenities
- Short drive to Bundaberg CBD, hospitals & major services
- Convenient transport routes nearby

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 3.0 km
- Hinkler Central Shopping Centre: 2.5 km
- Avoca State School: 1.0 km
- " Bundaberg Hospital Precinct: 3.5 km
- " Local parks & sporting facilities: 500 m —1.2 km
- Bus stops & convenience stores: within 1 km

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 1U7GGTV  
Property Type House

**The Property Management Team**  
Property Investment Manager

**LJ Hooker Bundaberg (07) 4131 8000**  
10 Bourbong Street, BUNDABERG QLD 4670  
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