



32 Houston Drive, Avoca

ELEVATED LIVING WITH SPACE, STYLE & STUNNING OUTDOOR APPEAL —YOUR AVOCA RETREAT AWAITS

Discover 32 Houston Drive, Avoca - a stylishly updated high-set home that delivers generous space, modern comfort, and seamless indoor-outdoor living. Ideal for families or those who love to entertain, this residence offers a practical layout paired with a relaxed and convenient lifestyle.

Upstairs, you'll find a light-filled open-plan living area complemented by timber-look flooring, neutral tones, and cooling breezes throughout. The well-appointed kitchen offers ample bench space, great storage, and a practical layout that connects seamlessly to the dining and living zones.

Step outside onto the expansive covered deck - the true highlight of the home - where you can enjoy elevated views, entertain guests, or simply relax while overlooking the spacious backyard.

Downstairs provides a versatile second living area, ideal for a rumpus

4 2 2

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.



room, home office, or guest retreat, complete with polished concrete floors and excellent natural light.

All bedrooms are well-sized with ceiling fans and built-in storage, while the bathrooms are modern and stylish, featuring quality fittings and a clean, contemporary design.

The fully fenced backyard offers plenty of room for kids and pets to play, along with a large shed for additional storage or workspace. The property also includes secure parking and side access for added convenience.

Property Features:

- 4 spacious bedrooms with built-ins & ceiling fans
- 2 modern bathrooms with sleek finishes
- " Open-plan living and dining area upstairs
- " Large covered timber deck —perfect for entertaining
- Functional kitchen with ample storage & bench space
- Downstairs multipurpose/rumpus area
- Polished concrete flooring downstairs
- Airy, light-filled interiors with neutral tones
- Fully fenced yard with plenty of space for families
- Large shed for storage or workshop use
- Secure parking with additional off-street space

LOCATION HIGHLIGHTS:

- Quiet, family-friendly street in sought-after Avoca
- Close to local schools, parks, and childcare facilities
- Minutes to Sugarland Shopping Centre & major retailers
- Easy access to public transport and main roads
- Short drive to Bundaberg CBD and essential services
- Surrounded by established homes in a peaceful neighbourhood

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 4.5 km
- Sugarland Shopping Centre: 2.0 km
- Avoca State School: 1.5 km
- " Bundaberg Base Hospital: 5.0 km
- " Local parks & playgrounds: 500 m —1 km
- Public transport: within walking distance

Rental Details: \$710 per week, increasing to \$740 per week 22/12/26

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

MORE DETAILS

Property ID 1UDJGTV
Property Type House

The Property Management Team
Property Investment Manager

LJ Hooker Bundaberg (07) 4131 8000
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