




6 Boronia Court, Avoca

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LEASED - SPACIOUS FAMILY HAVEN WITH LARGE SHED & ENTERTAINING AREA IN PRIME AVOCA LOCATION

FOR RENT

Please Call

AGENTS

The Property Management Team

AGENCY

LJ Hooker Bundaberg
(07) 4131 8000

Welcome to 6 Boronia Court, Avoca - a beautifully presented brick home offering generous living spaces, modern comforts, and outstanding outdoor features in a quiet cul-de-sac setting. With multiple living zones, a large shed, and excellent entertaining areas, this property is perfectly suited to families seeking space, comfort, and convenience.

From the moment you arrive, the home's neat street appeal, established gardens, and wide driveway create a welcoming first impression. Step inside to discover a spacious and light-filled living area, complemented by polished timber floors, air conditioning, and ceiling fans for year-round comfort. The functional layout flows seamlessly through to the modern kitchen and dining area, designed with practicality in mind and featuring quality appliances, excellent storage, and generous bench space.

The home offers three well-appointed bedrooms, each complete with

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 **LJ Hooker**

ceiling fans and built-in storage, while the master bedroom provides a comfortable private retreat. With three bathrooms available, the home ensures convenience for families, guests, or shared living arrangements.

Outdoor living is a true highlight of this property. The large covered alfresco area is perfect for entertaining family and friends, overlooking the expansive backyard with plenty of room for children to play. The impressive double-bay shed provides secure parking, workshop space, or additional storage, complemented by a covered carport for further vehicle accommodation.

Positioned in a peaceful and family-friendly cul-de-sac, this home offers both privacy and convenience, with schools, shopping, and essential amenities all within easy reach.

Property Features:

- 3 spacious bedrooms with ceiling fans and built-in storage
- Air-conditioned living area with polished timber flooring
- Modern kitchen with quality appliances and ample bench space
- Three bathrooms providing excellent convenience for families
- Large covered outdoor entertaining area
- Expansive fully fenced backyard
- Double-bay shed plus additional covered parking
- Separate laundry with external access
- Ceiling fans throughout for added comfort
- Quiet cul-de-sac location in sought-after Avoca

LOCATION HIGHLIGHTS:

- Located in the highly desirable suburb of Avoca
- Walking distance to Avoca IGA and local conveniences
- Close to Avoca State School and childcare facilities
- Short drive to Sugarland Shoppingtown
- Easy access to Bundaberg CBD and essential services
- Family-friendly neighbourhood with parks nearby

DISTANCE TO FACILITIES (APPROX):

- Avoca IGA: 400 m
- Avoca State School: 1.4 km
- Sugarland Shoppingtown: 1.5 km
- Bundaberg CBD: 4.0 km
- Bundaberg Base Hospital: 5.0 km
- Bundaberg Airport: 6.5 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

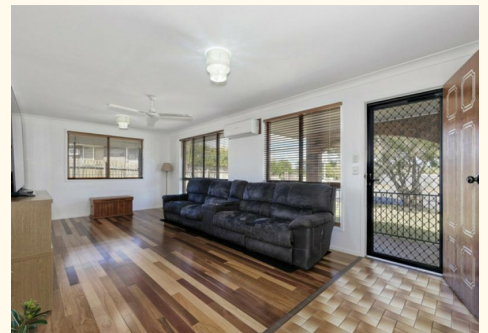
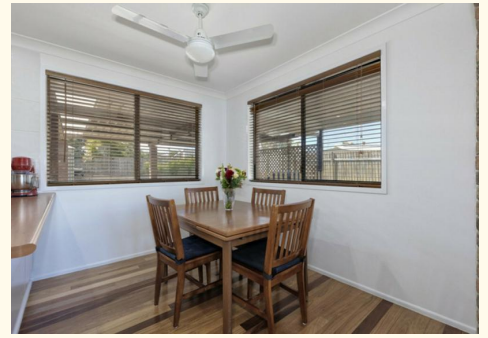
At LJ Hooker Bundaberg, our Professional Property Management Team specializes in managing and maintaining investment properties. If you're an investor looking for expert property management, contact us today on 07 4131 8000

MORE DETAILS

Property ID 1UCKGTV
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



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