



Leased



8 Glen Appin, Avoca

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## DISCOVER THE CHARM OF EASY AVOCA LIVING

Welcome to 8 Glen Appin Drive, Avoca —a well-presented and generously sized family home offering comfort, convenience, and plenty of space for everyone to enjoy. Positioned in a quiet, family-friendly neighbourhood, this low-set brick residence combines practical living with a versatile layout designed for modern lifestyles.

Step inside to discover a light-filled open-plan living and dining area, complete with tiled flooring and seamless access to the well-appointed kitchen. The spacious kitchen offers ample bench space, abundant storage, quality appliances, and a breakfast bar perfect for casual meals and entertaining.

The home features four generously sized bedrooms, all fitted with ceiling fans, while air conditioning throughout provides year-round comfort. The master suite includes a private ensuite and built-in storage, creating the perfect retreat after a busy day.

Outside, enjoy a low-maintenance yard with established gardens and plenty of space for children to play or for relaxing with family and friends. The double lock-up garage provides secure parking and additional storage options.

**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.

LJ Hooker

#### Property Features:

- 4 spacious bedrooms with ceiling fans
- Master bedroom with ensuite bathroom
- 2 well-appointed bathrooms including family bathroom with separate shower and bathtub
- Open-plan living and dining area with tiled flooring
- Large kitchen with breakfast bar, ample bench space & storage
- Air conditioning for year-round comfort
- Ceiling fans throughout
- Covered outdoor entertaining area
- Double lock-up garage with internal access
- Established gardens and low-maintenance yard
- Quiet, family-friendly location

#### LOCATION HIGHLIGHTS:

- Situated in the highly desirable suburb of Avoca
- Close to local schools, childcare centres and sporting facilities
- Minutes from Sugarland Shoppingtown and major retail outlets
- Easy access to public transport and main arterial roads
- Short drive to Bundaberg CBD and medical precinct
- Nearby parks, playgrounds and recreational facilities
- Convenient access to cafes, restaurants and everyday amenities

#### DISTANCE TO FACILITIES (APPROX):

- " Avoca State School —1.5 km
- " Sugarland Shoppingtown —2.0 km
- " Bundaberg CBD —5.0 km
- " Bundaberg Base Hospital —4.5 km
- " Bundaberg Airport —6.0 km
- " Brothers Sports Club —2.5 km
- " Public transport —500 m

Rental Details: \$600 per week, midterm increase to take place to \$630 in August 2026

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 1UK6GTV  
Property Type House

**The Property Management Team**  
Property Investment Manager

**LJ Hooker Bundaberg (07) 4131 8000**  
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