



9 Baldwin Crescent, Avoca

SPACIOUS FAMILY HOME WITH MULTIPLE LIVING AREAS & SHED IN SOUGHT-AFTER AVOCA

Positioned in a quiet, family-friendly street, this well-presented four-bedroom home offers generous indoor and outdoor living with plenty of space for the whole family. Combining comfort, practicality, and a fantastic location, this property is ideal for those seeking a relaxed lifestyle with everyday convenience.

Step inside to discover a spacious, air-conditioned living area filled with natural light, complemented by a separate dining space and a functional kitchen featuring ample bench space, plenty of cabinetry, quality appliances, and a breakfast bar perfect for casual meals. Ceiling fans throughout provide year-round comfort, while the neutral colour palette creates a warm and welcoming atmosphere.

All four bedrooms are generously sized, with the master enjoying split-system air conditioning for added comfort. The centrally located bathroom includes both a separate shower and bathtub, making it ideal for families.

4 1 4

FOR RENT
\$675 per week

VIEW
By Appointment

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

Outside, the large backyard provides plenty of room for children to play, while the powered shed and lock-up garage offer excellent storage and workspace options. With ample off-street parking and beautifully maintained lawns and gardens, this home delivers the complete package.

Property Features:

- 4 spacious bedrooms
- Air-conditioned master bedroom and living area
- Functional kitchen with ample storage, bench space & breakfast bar
- Open-plan dining area adjoining the kitchen
- Separate family/living room with natural light
- Bathroom with separate shower and bathtub
- Ceiling fans throughout
- Security screens installed
- Large powered shed for storage or workshop use
- Lock-up garage plus additional off-street parking for up to 4 vehicles
- Spacious backyard with established gardens
- Quiet, family-friendly neighbourhood

LOCATION HIGHLIGHTS:

- Located in the highly sought-after suburb of Avoca
- Quiet residential street surrounded by quality homes
- Close to local schools, childcare centres and parks
- Minutes to Sugarland Shoppingtown and major retail outlets
- Convenient access to medical centres and Bundaberg Hospital
- Short drive to Bundaberg CBD
- Easy access to public transport and everyday amenities

DISTANCE TO FACILITIES (APPROX):

- " Sugarland Shoppingtown —2.0 km
- " Avoca State School —1.1 km
- " Shalom College —2.8 km
- " Bundaberg Hospital —3.8 km
- " Bundaberg CBD —5.5 km
- " Hinkler Central Shopping Centre —5.7 km
- " Bundaberg Airport —7.5 km
- " Local parks & playgrounds —500 m
- " Bus stop —400 m

Rental Details: \$675 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 1UUXGTV
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

