



26 Avoca Street, Bundaberg West

CLASSIC CHARM, SPACE & CONVENIENCE —A FAMILY HOME IN THE HEART OF BUNDABERG WEST

Welcome to 26 Avoca Street, Bundaberg West - a comfortable and practical family home offering generous outdoor space, a convenient central location and plenty of room to enjoy both indoors and out.

Set on a fully fenced block, this charming home features three bedrooms, one bathroom and a spacious layout combining a separate living area with an open kitchen and dining space. Polished timber flooring throughout the main living areas adds warmth and character, while the carpeted lounge provides a comfortable place to relax.

The functional kitchen offers ample cabinetry and bench space, with plenty of room for everyday meal preparation. A ceiling fan in the living area helps maintain comfort, while the home's simple and practical layout provides flexibility for families.

The bathroom includes a shower over the bathtub, vanity and toilet, making it well suited to everyday family living.

3 1 1

FOR RENT
\$580 per week

VIEW
Wed 7th Oct @ 4:00PM - 4:10PM

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 is where this property really shines. The expansive, fully fenced backyard provides plenty of space for children to play and enjoy the outdoors. A single-bay shed offers secure parking or additional storage, while side access adds further practicality.

Ideally positioned in Bundaberg West, the property is conveniently located close to schools, hospitals, sporting facilities and the Bundaberg CBD. Previous property information for this address also notes its proximity to the local medical precinct and key amenities.

Property Features:

- 3 bedrooms
- 1 bathroom
- Comfortable separate living area with ceiling fan
- Spacious kitchen and dining area
- Polished timber flooring throughout the main living spaces
- Carpeted lounge area for added comfort
- Functional kitchen with ample bench and cupboard space
- Bathroom with shower over bathtub
- Fully fenced backyard
- Expansive lawn area ideal for children and outdoor activities
- Side access to the backyard
- Single-bay shed providing parking and/or storage
- Convenient Bundaberg West location close to essential amenities

LOCATION HIGHLIGHTS:

- Centrally positioned in sought-after Bundaberg West
- Close to the Bundaberg medical and hospital precinct
- Convenient access to local schools and childcare options
- Nearby sporting grounds and open green spaces
- Short drive to shopping, dining and everyday services
- Easy access to Bundaberg CBD

DISTANCE TO FACILITIES (APPROX):

- Salters Oval: 500 m
- Mater Private Hospital Bundaberg: 500 m
- Bundaberg West State School: 600 m
- Bundaberg Hospital: 800 m
- St Patrick's Catholic Primary School: 1.4 km
- Bundaberg CBD: 2 km

Rental Details: \$580 per week

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 1UT9GTV
Property Type House

The Property Management Team
Property Investment Manager

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