



## Svensson Heights, 3 Kedge Street

### LOW MAINTENANCE HIDEAWAY WITH ADDED CHARM

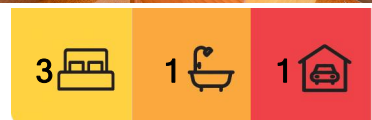
Step into a serene escape in this unique home, nestled in a quiet cul-de-sac at 3 Kedge Street, in the heart of Svensson Heights. This inviting 3-bedroom, 1-bathroom home seamlessly blends rustic charm with modern comfort, making it a perfect choice for families and those seeking a unique living experience. The property features exposed brick walls and exposed timber ceiling beams showcasing a perfect harmony of classic appeal and contemporary design, a private upstairs bedroom with an attic-like feel and distinctive curved stairs leading up, adding a touch of whimsy. Features manicured yards with excellent street appeal and inviting steps that lead to the home, various Outdoor Sitting Areas perfect for relaxation and entertaining and multiple Access Points to enjoy the breeze and seamless indoor-outdoor living.

#### PROPERTY ATTRIBUTES:

- 3 Bedrooms - 2 Bedrooms Include Airconditioning



**Disclaimer:** 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.



**For Lease**  
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[ljhooker.com.au/1T2GGTV](http://ljhooker.com.au/1T2GGTV)

**Contact**  
**The Property Management Team**

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



- Well-appointed Kitchen with a Dishwasher to be Installed
- Living Area offer's Ample Space & High Ceilings
- Spacious Bathroom with a Bathtub
- Separate Laundry Room
- Single Car Port
- Fence to Be Installed
- Garden Shed
- Large Under Covered Outdoor Entertainers Area Surrounding the Home

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

At LJ Hooker Bundaberg we have a Professional Property Management Department that specialises in managing and maintaining Investment Properties.

If you are an Investor and looking for a Specialist Property Management Team then look no further. Contact us today 07 41318000.

## More About this Property

<b>Property ID</b>	1T2GGTV
<b>Property Type</b>	House
<b>Land Area</b>	489 sqm

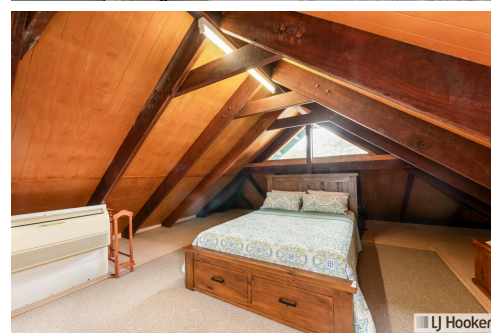
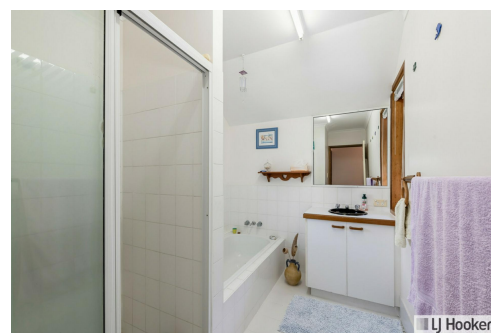
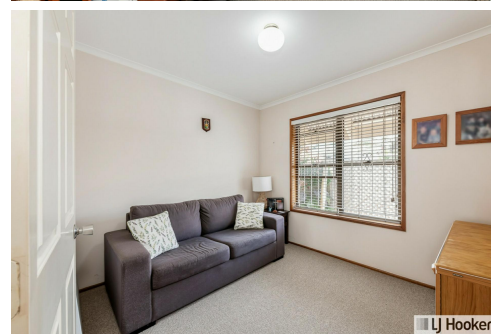
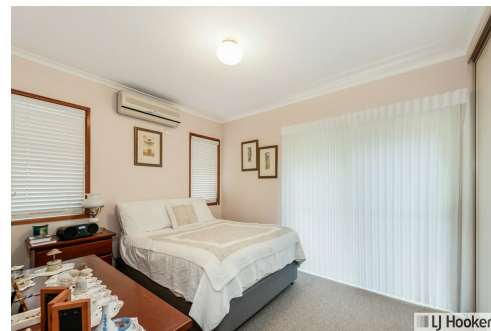
### The Property Management Team

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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