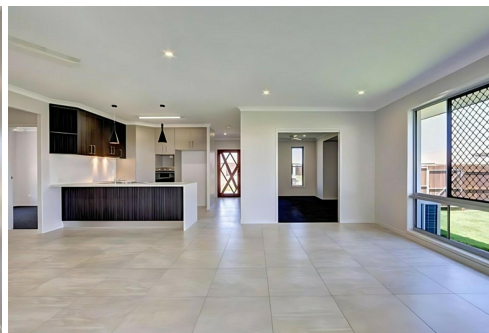
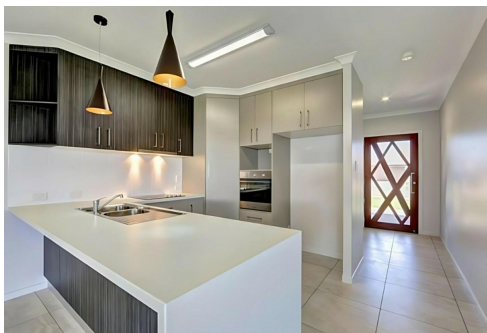
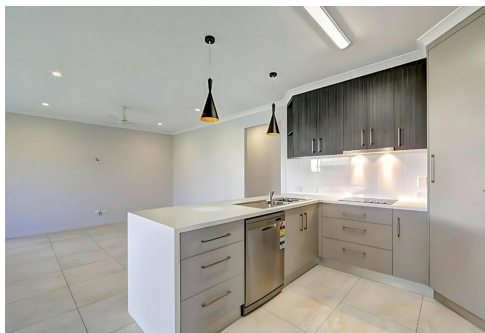




Ashfield, 14 Palermo Avenue

FAMILY RESIDENCE IN PRESTIGIOUS BELLE EDEN ESTATE

Presenting an exquisite family residence located on Palermo Avenue, in the esteemed suburb of Ashfield. This distinguished home features four generously sized bedrooms and two meticulously designed bathrooms, offering an ideal blend of sophistication and practicality. The expansive open-plan living areas provide a versatile space for both intimate family gatherings and elegant entertaining. The contemporary kitchen is thoughtfully equipped to meet all culinary requirements, ensuring a seamless cooking experience.

Ashfield is renowned for its exceptional amenities, making it a highly desirable location for discerning families. The suburb is home to top-tier educational institutions such as Woongarra State School and St. Lukes College, providing access to superior education. Residents can enjoy leisurely weekends at the nearby parks or explore the local Kepnock Town Centre.



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.

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2

2

For Sale
\$750,000

View
ljhooker.com.au/1SV0GTV

Contact
Jonathon Olsen
0409 534 533
jolsen@ljhookerbundaberg.com.au

LJ Hooker Bundaberg
(07) 4131 8000

This residence offers two garages, providing ample space for vehicles and additional storage, perfectly accommodating the needs of a modern family. The backyard presents an inviting space for outdoor activities and gardening pursuits. This exceptional property on Palermo Avenue represents a rare opportunity in Ashfield's prime real estate market. We encourage you to act promptly to secure this remarkable home. Contact us today to arrange further details and make this distinguished property your own.

AT A GLANCE:

- *Bedrooms: 4
- *Bathrooms: 2
- *Additional Office: Yes
- *Car Accommodation: 2
- *Media Room: Yes

NOTABLE FEATURES:

- * Large Fully Fenced Property 804m2
- *Private Media Room with Cavity Sliding Doors
- *Side Vehicle Access to Rear Backyard
- *Spacious Ensuite with a Dual Shower Heads
- * Covered Outdoor Entertainment Area
- *Air-Conditioning Units Throughout Living Area & Master Bedroom.
- *Ceiling Fans Throughout
- * Plenty of Storage
- *Security Screens & Doors Throughout

DISTANCE TO FACILITIES (APPROX):

- *Kepnock Town Centre 2.1km
- *St Luke's Anglican School 3.8 km
- *Kepnock State School 3.1 km
- *Bundaberg CBD 6.4 km
- *Bundaberg Base Hospital 2.9km
- *Hinkler Shopping Centre 1.6km

RATES: Approx \$2050 Per Half Year Including Water

RENTAL APPRAISAL: \$750 - \$800 Per Week

DISCLAIMER: Internal images taken prior to tenancy.

This home is truly a gem, in a brilliant location! Opportunities like this property don't arise in the market very often, so don't miss your chance. Contact Exclusive Marketing Agent, Jonathon Olsen on 0409 534 533 or Jennifer Candy on 0412 103 410.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.



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More About this Property

Property ID	1SV0GTV
Property Type	House
Land Area	805 m ²
Including	Ensuite Toilets (2)

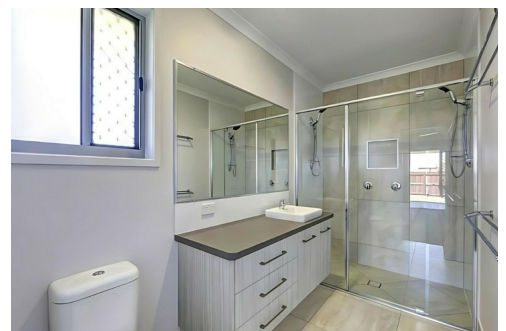
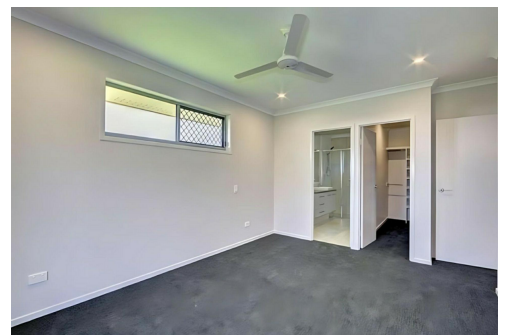
Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au

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