



Avenell Heights, 10 Gibson Street

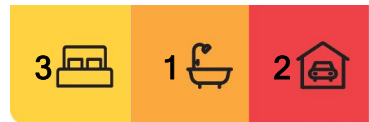
UNLOCK THE POTENTIAL IN AVENELL HEIGHTS!

This pleasant brick house on a spacious 1,194m² block is perfect for first-time home buyers, first-time renovators, or first-time investors looking to make their mark! Move straight in and take your time customizing upgrades to suit your personal style.

As you enter through the glass double doors, you're greeted by a light-filled living and dining area, surrounded by ample windows for a fresh, airy feel. The spacious living area features a large air conditioning unit and vinyl floors, with hardwood floorboards underneath for potential upgrades.

The kitchen boasts a neat and tidy Laminex benchtop, ample cupboard space, and an electric standalone stove top and oven rangehood.

3 good-sized bedrooms, one with two cupboard spaces, the other 2 offering plenty of space for storage options. The bedrooms currently feature vinyl flooring, providing a blank



For Sale
OFFERS ABOVE \$389,000

View
ljhooker.com.au/1SRAGTV

Contact
Jonathon Olsen
0409 534 533
jjolsen@ljhookerbundaberg.com.au
Jennifer Candy
0412 103 410
jcandy@ljhookerbundaberg.com.au



LJ Hooker Bundaberg
(07) 4131 8000

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.

canvas for your flooring preferences.

The laundry area includes a secondary toilet and overhead cupboard space, making household chores a breeze. Step outside to the spacious backyard, complete with a large lockable shed. The property is fully fenced with two clotheslines and neat garden beds around the front and back yards.

Don't miss this opportunity to create your ideal home in a prime sought-after location in Avenell Heights!

PROPERTY FEATURES:

- 3 Bedrooms
- 1 Bathroom
- 2 Toilets
- Large Air-conditioning Unit in Living Area
- 2 Car Spaces
- Block Size: 1,194 m2

RATES: \$1900 Half Yearly + Water

RENTAL APPRAISAL: \$450 - \$480 Per Week

DISTANCE TO FACILITIES:

Scallywags Childcare Centre 1.4km

Walkervale State School 1.3km

St Mary's Catholic Primary School 1.8km

Keppock State High School 2.1km

Shalom Catholic College 3.9km

Local CBD 4.1km

Hinkler Central 3.6km

Bundaberg Base Hospital 6.2km

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533.

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 to determine whether or not this information is in fact accurate.



LJ Hooker Bundaberg
(07) 4131 8000

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.

More About this Property

Property ID	1SRAGTV
Property Type	House
Including	Toilets (2)

Jonathon Olsen 0409 534 533

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

Jennifer Candy 0412 103 410

Sales Consultant | jcandy@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000

14 Bourbong Street, BUNDABERG QLD 4670

bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au



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.

LJ Hooker Bundaberg
(07) 4131 8000