



Avenell Heights, 12 Craft Street

UNLOCK THE CHARM OF AVENELL HEIGHTS

Positioned in a quiet and family-friendly street in the heart of Avenell Heights, this delightful 3-bedroom, 1-bathroom home presents an exciting opportunity for first home buyers, growing families, or astute investors. Offering a practical layout and fantastic potential for improvement, this property is ready for you to move in or add your personal touch.

Each of the three bedrooms is generously sized, with large windows that let in plenty of natural light, creating bright and welcoming spaces. Perfect for families or those seeking extra room for a home office or hobby space.

The living and dining areas are open and airy, with plenty of room for both relaxation and entertaining. The space features easy-to-clean tiled floors and large windows, ensuring the space is light-filled and welcoming. The neutral tones throughout offer a versatile backdrop, making it easy to add your own style.

3 

1 

2 

For Sale

Offers Above \$499,000

View

ljhooker.com.au/1T4FGTV

Contact

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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

At the rear of the property, a covered patio area provides an ideal spot for alfresco dining, entertaining with family and friends, or simply relaxing outdoors in the fresh breeze. The fully fenced backyard offers privacy and a safe space for children to play or for pets to roam. It's also a blank canvas for gardening enthusiasts, with room to add vegetable patches or landscape the area to suit your style.

Located in a peaceful, residential street, this home offers the perfect blend of tranquillity and accessibility. Local schools, shops, and medical facilities are just a short drive away, while public transport is easily accessible. For those who enjoy outdoor activities, nearby parks and recreational areas provide ample opportunities for leisure and family fun.

AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 1
- Air-conditioning: Yes
- Fully fenced: Yes

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 4.5km
- Hinkler Shopping Centre: 3.8km
- Thabeban State School: 2.7km
- Bundaberg State High School: 3.8km
- Shalom Catholic College: 5.6km
- Scallywags Childcare Centre: 1.5km
- Bundaberg Base Hospital: 6.2km

RATES: Approximately \$1,850 Per Half Year (Excluding water)

RENTAL APPRAISAL: \$550 - \$580 Per Week

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent Dylan Macnamara on 0422 929 854 or 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 in order to determine whether or not this information is in fact accurate.



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More About this Property

Property ID	1T4FGTV
Property Type	House
Land Area	615 m ²
Including	Toilets (1)

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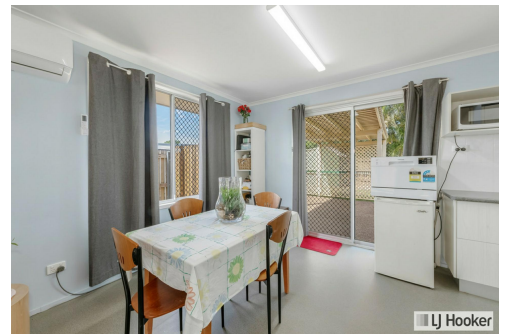
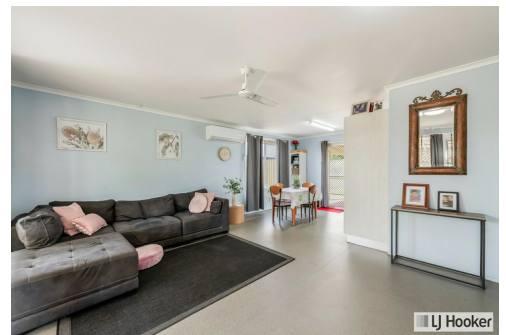
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