SOLD

Avenell Heights, 1A McNamara Street
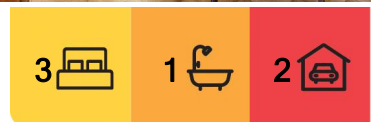## HIDDEN GEM NESTLED IN PEACEFUL SUBURB

Discover the inviting charm of this brick three-bedroom, one-bathroom home located on McNamara Street in the heart of Avenell Heights. Avenell Heights is a vibrant suburb known for its friendly community and convenient amenities. This property offers a cozy atmosphere perfect for first-time buyers or those looking to downsize. The spacious living areas are filled with natural light, making it a welcoming space for family gatherings or quiet evenings at home.

The property boasts 3 spacious bedrooms. Two of the bedrooms feature built-in wardrobes, while ceiling fans are installed throughout the house for added comfort. The property boasts security screens on all windows and doors for peace of mind, as well as a solar hot water system to help reduce energy costs. The bathroom includes a bathtub and separate shower, ideal for relaxing after a long day.

Inside, you'll find original vinyl flooring and a neat, tidy kitchen with plenty of storage space.

3 🛏 **1** 🛁 **2** 🚗

For Sale
Offers Above $445,000

View
ljhooker.com.au/1SUUGTV

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The functional laundry is also well-maintained.

Outside, a covered patio provides the perfect spot for entertaining guests, while a lawn locker in the backyard offers additional storage space. With side vehicle access to the back yard, this home has everything you need for comfortable living.

Avenell Heights is a vibrant suburb known for its friendly community and convenient amenities. Enjoy close proximity to quality schools such as St. Mary's Catholic Primary School and Kepnock State High School, ensuring excellent educational opportunities for your children. The local parks and recreational areas provide ample opportunities for outdoor activities and leisurely strolls.

This property represents an excellent opportunity to secure an affordable home in a thriving suburb. The combination of affordability, community feel, and accessibility makes this home a rare find in today's market.

Don't miss out on this ultra-affordable opportunity to secure a lovely home in a sought-after location. With its fantastic potential and prime setting, this property won't stay on the market for long. Act now and make this charming house your new home!

AT A GLANCE
- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 2
- Outdoor Patio
- Solar Hot Water
- Block Size: 706m2
- Garden Shed

DISTANCE TO FACILITIES
- Bundaberg CBD: 4.6km
- Hinkler Central: 4.3km
- Walkervale State School: 3.2km
- St Mary's Catholic Primary School: 1.6km
- Kepnock State High School: 2.2km
- Shalom Catholic College: 5.4km
- Scallywags Childcare Centre: 2.1km
- Bundaberg Base Hospital: 6.8km

RATES: Approximately $1,800 Per Half Year (Excluding Water)
RENTAL APPRAISAL: $500 - $550 Per Week

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Dylan Macnamara on 0422 929 854.

ALL OFFERS WILL BE SUBMITTED TO THE OWNER BY 5PM MONDAY 22ND JULY 2024

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,

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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.

More About this Property

Property ID	1SUUGTV
Property Type	House
Land Area	706 m²
Including	Toilets (1)

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