



SOLD

LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

Avenell Heights, 3 Marquis Court

A DREAM FAMILY HOME IN AN UNBEATABLE LOCATION AWAITS

Welcome to 3 Marquis Court, a stunning home set in the peaceful and highly sought-after McCarthy Grove neighborhood of Avenell Heights. Surrounded by lush greenery and a serene atmosphere, this property offers the perfect blend of comfort and seclusion, while being desirably close to the CBD for ultimate convenience. As you approach the home, you are greeted by a vibrant, green entrance that provides both privacy and tranquility.

Step inside, and you'll be amazed at the thoughtful design and spacious layout. The main living room is generously sized, carpeted, and features a ceiling fan and air conditioning, ensuring year-round comfort. The seamless flow between the living room and formal dining area creates a connected atmosphere, making it the perfect space for entertaining or enjoying family time. The heart of the home is the kitchen, a chef's dream with a stunning wood-look bench that wraps around, offering ample counter space for meal preparation or entertaining. It is equipped with an electric stove, oven, dishwasher, and plenty of

5	2	2	1
---	---	---	---

For Sale
Offers Above \$825,000

View
ljhooker.com.au/1TEFGTV

Contact
Kate Hutchinson
0431 234 282
khutchinson@ljhookerbundaberg.com.au

Jonathon Olsen
0409 534 533
jolsen@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.

cupboard and pantry space, ensuring you have everything you need to create culinary delights with ease. Adjacent to the kitchen is an additional living area, equally spacious and equipped with both a ceiling fan and air conditioning, making it a perfect retreat for unwinding, or enjoying your favorite shows while preparing meals.

This home boasts five generously sized bedrooms, all with carpeting, ceiling fans, and built-in robes. Two of the bedrooms offer air conditioning, adding to your comfort and convenience. At the end of the hall, you'll find the main bedroom retreat, a true oasis with a stunning view of the inground swimming pool. With a walk-in wardrobe and spacious ensuite, this private sanctuary is the perfect space for relaxation and rejuvenation. The main bathroom, conveniently located down the hall near all bedrooms, is designed with dual access, including a separate toilet for added convenience. Adjacent to the bathroom is the laundry, with sliding door access to the side of the home.

Multiple sliding doors open to the alfresco area, ensuring easy flow between indoor and outdoor living. This space is an entertainer's dream, complete with a beautiful alfresco area perfect for hosting family and friends. The expansive inground swimming pool is the centerpiece of this outdoor oasis, surrounded by a glass pool fence and stunning brick flooring that wraps around the entertaining area, offering both safety and style. Picture hosting a summer gathering with drinks, platters, and laughter by the pool - a space designed to make lasting memories. At the rear of the property, you'll find a small lock-up shed, ideal for garden tools and seasonal items. For your vehicles and extra storage needs, the two-car garage provides ample room, making sure everything has its place.

3 Marquis Court offers everything a family could need and more, with plenty of space, comfort, and modern conveniences. Whether you're looking for a family home with room to grow or a solid investment opportunity, this property has it all. With its prime location, spacious layout, and fantastic entertaining spaces, it's the ideal home for those seeking the best of both worlds —a private sanctuary with all the amenities of modern living.

AT A GLANCE:

- Bedrooms: 5
- Bathrooms: 2
- Car Accommodation: 2
- Living Areas: 3
- Expansive Inground Swimming Pool: Yes
- Ceiling Fans: Yes (all bedrooms, living areas, and alfresco area)
- Air Conditioning: Yes (main bedroom, 2 additional bedrooms, and both living areas)

KEY FEATURES:

- Kitchen features a wraparound bench, electric stove, oven, dishwasher, ample cupboard/pantry space
- 5 generously sized bedrooms, carpeted, ceiling fans, built-in robes (2 bedrooms with air conditioning)
- Main Bedroom offers a walk-in wardrobe, ensuite, and pool view
- Alfresco Area: Perfect for entertaining with easy flow to the pool area
- Expansive inground swimming pool
- Lock-up shed at rear of property
- Two-car garage with ample storage space
- Perfect for Families & Investors: Spacious, modern, with fantastic potential for both family



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.

living and investment

DISTANCE TO FACILITIES (APPROX):

- St Mary's Catholic Primary School: 1.0km
- Shalom College: 4.9km
- Fresh Fields Shopping Centre: 2.3km
- YMCA Bundaberg: 2.6km
- Bundaberg CBD: 6.3km
- Bundaberg Base Hospital: 7.8km

RATES: Approximately \$1950 per half year (plus water)

RENTAL APPRAISAL: Approximately \$750 - \$800 per week

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Kate Hutchinson on 0431 234 282 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.

More About this Property

Property ID	1TEFGTV
Property Type	House
Land Area	739 m2
Including	Ensuite Air Conditioning Pool Built-in-Robes Fully Fenced Solar Panels

Kate Hutchinson 0431 234 282

Sales Manager | khutchinson@ljhookerbundaberg.com.au

Jonathon Olsen 0409 534 533

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

LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

bundaberg.ljhooker.com.au | admin@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.

Floor Plan of 3 Marquis Ct, Avenell Heights



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.