



LJ Hooker



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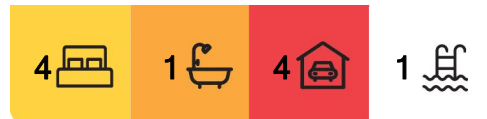
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## Avenell Heights, 6 McLachlan Drive

POOL, SHED AND RENOVATED! WHAT MORE COULD YOU WANT?

Nestled in the welcoming community of Avenell Heights, this delightful four-bedroom house offers an incredible opportunity for families and first-time home buyers. With its affordable price point, you can enjoy the perks of suburban living without compromising on comfort. Featuring a sparkling inground pool, this home is perfect for creating lasting memories with family and friends. The property also includes a 2-Bay shed, providing ample space for vehicles or additional storage.

Each bedroom offers a generous layout, allowing for a variety of furniture arrangements. Whether you prefer a cozy reading nook or a spacious play area, there's plenty of room to create your ideal space. Large windows in each bedroom fill the rooms with natural light, creating a bright and airy atmosphere. This not only enhances the overall aesthetic but also contributes to a warm and welcoming environment.



**For Sale**  
Offers Above \$615,000

**View**  
[ljhooker.com.au/1T2QGTV](http://ljhooker.com.au/1T2QGTV)

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**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.

The large rumpus room is an incredible addition to the home, offering a wide range of possibilities for entertainment, hobbies, and family gatherings. The versatility allows it to adapt to your lifestyle, making it a valuable and multifunctional space for every member of the family. Set up a pool table, air hockey, or ping pong table for hours of fun. This space is ideal for hosting game nights with friends and family. Whether you enjoy crafting, woodworking, or painting, this room can serve as a dedicated area for your hobbies. Set up workstations and storage for supplies, keeping your projects organized and easily accessible.

Step outside to your private backyard oasis, where you'll find a sparkling pool, perfect for cooling off on hot summer days. Adjacent to the pool is a beautifully designed patio area, ideal for alfresco dining and entertaining. Imagine hosting barbecues with friends or enjoying quiet evenings under the stars, all while overlooking your tranquil pool.

Avenell Heights is known for its friendly atmosphere and convenient location, making it an ideal choice for families. You'll be just a short drive from local parks and recreational facilities, perfect for weekend outings. Enjoy the benefits of a close-knit community while being only minutes away from essential amenities.

This property won't last long at such an attractive price point. Whether you're looking to settle down in a peaceful neighborhood or make a savvy investment, this home offers the best of both worlds. Don't miss your chance to own a piece of Avenell Heights and start enjoying all the benefits it has to offer. Act now and secure your future in this charming home!

#### AT A GLANCE

- Bedrooms: 4
- Bathrooms: 1
- Car Accommodation: 4
- 2-Bay Shed
- Rumpus Room
- Block Size: 704m<sup>2</sup>
- Saltwater Inground Swimming Pool with Spa

#### DISTANCE TO FACILITIES

- Bundaberg CBD: 4.4km
- Hinkler Central: 4.5km
- Walkervale State School: 3.0km
- St Mary's Catholic Primary School: 1.0km
- Kepnock State High School: 1.9km
- Shalom Catholic College: 4.2km
- Scallywags Childcare Centre: 1.5km
- Bundaberg Base Hospital: 6.5km

RATES: Approximately \$1,900 Per Half Year (Including Water)

RENTAL APPRAISAL: \$650 - \$700 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.



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## More About this Property

<b>Property ID</b>	1T2QGTV
<b>Property Type</b>	House
<b>Land Area</b>	704 m <sup>2</sup>
<b>Including</b>	Pool

### Jonathon Olsen 0409 534 533

Principal, Licensee & Auctioneer | [jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

### Dylan Macnamara 0422 929 854

Sales Consultant | [dmacnamara@ljhookerbundaberg.com.au](mailto:dmacnamara@ljhookerbundaberg.com.au)

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