



3/9 Avenell Street, Avenell Heights




LOW-MAINTENANCE LIVING IN A QUIET & CONVENIENT LOCATION

Positioned in a peaceful complex in the heart of Avenell Heights, 3/9 Avenell Street presents an outstanding opportunity for downsizers, first-home buyers, or savvy investors seeking comfort, convenience, and low-maintenance living. With its tidy brick exterior, private positioning, and practical layout, this charming unit offers easy-care living without sacrificing comfort.

Step inside and you are welcomed into a warm and inviting open-plan living and dining area, enhanced by stylish timber-look flooring, ceiling fans, and an abundance of natural light. The cozy living space creates a relaxed atmosphere, perfect for unwinding or entertaining guests.

The functional kitchen offers ample bench space and cabinetry, gas cooking, and a practical layout designed for everyday ease. Positioned adjacent to the dining area, it provides seamless flow throughout the home.

Both bedrooms are generously sized and feature air conditioning, ceiling fans, and built-in storage, ensuring year-round comfort. The

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FOR SALE
OFFERS ABOVE \$419,000

VIEW
By Appointment

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AGENCY
LJ Hooker Bundaberg
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

main bedroom is particularly spacious and filled with natural light, creating a peaceful retreat at the end of the day.

The bathroom is neat and functional, complete with a walk-in shower, vanity, and toilet. A separate internal laundry adds extra convenience and practicality to the home.

Outside, enjoy the private covered patio area - an ideal spot for your morning coffee or relaxed afternoon entertaining. The property also includes a single lock-up garage and additional visitor parking within the complex.

Conveniently located close to schools, shopping centres, public transport, and Bundaberg CBD, this property delivers comfortable living in a highly sought-after location.

Whether you're looking to move in, downsize, or invest, 3/9 Avenell Street offers excellent value in a quiet and well-maintained setting.

AT A GLANCE:

- Bedrooms: 2
- Bathrooms: 1
- Car Accommodation: 1
- Air-conditioning: Yes
- Ceiling Fans: Yes
- Solar: Yes
- Outdoor Area: Covered patio

RATES: Approx. \$1,700 per half (excluding water)

OCCUPANCY: VACANT

RENTAL APPRAISAL: \$460 - \$480 Per Week

KEY FEATURES:

- Low-maintenance brick unit
- Open-plan living and dining area
- Timber-look flooring throughout living spaces
- Air-conditioned bedrooms
- Ceiling fans throughout
- Functional kitchen with ample storage
- Separate internal laundry
- Private covered outdoor patio
- Single lock-up garage
- Quiet complex location

DISTANCE TO FACILITIES (APPROX):

- Sugarland Shoppingtown: 2.5km
- Bundaberg CBD: 4.0km
- Bundaberg Base Hospital: 5.0km
- Avenell Heights State School: 1.5km
- Stockland Kensington: 2.0km
- Bundaberg Airport: 6.5km
- Bargara Beach: 15.0km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Dylan Macnamara on 0422 929 854.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provide 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 DETAILS

Property ID 1UH7GTV
Property Type Unit
Including Air Conditioning
Courtyard
Built-in-Robes
Secure Parking
Solar Panels

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