



LJ Hooker



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## Avoca, 107 Kendalls Road

### YOUR IDEAL FAMILY HOME OR INVESTMENT OPPORTUNITY IN THE HEART OF AVOCA

Nestled in the highly sought-after neighborhood of Avoca, this charming 4-bedroom, 2-bathroom home is the ideal choice for families and investors alike. With its spacious layout, modern features, and outdoor living potential, this property promises comfort, convenience, and versatility for years to come.

As you enter, you're immediately greeted by an open-plan living space designed for easy, flowing movement. The generous living room is perfect for relaxation, offering air conditioning and a ceiling fan to ensure year-round comfort. The home's thoughtful layout connects the living area seamlessly with the dining and kitchen spaces, creating a harmonious flow for everyday living. The kitchen is a true highlight, equipped with a wrap-around bench, electric stove, oven, and dishwasher-everything you need to make meal preparation a breeze. An additional air conditioner in the kitchen ensures a cool, comfortable environment while cooking. Sliding door access from the dining area opens up



**For Sale**  
Offers Over \$595,000

**View**  
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to the alfresco space and backyard, making outdoor entertaining effortless. Whether you're hosting friends and family or enjoying a quiet moment on the patio, the seamless connection between the indoor and outdoor spaces enhances the home's livability.

The four generously sized, carpeted bedrooms are bright and airy, with large windows that invite plenty of natural light. Three of the bedrooms feature built-in sliding door wardrobes, while the master bedroom offers standard storage cupboards, air conditioning, and a private ensuite for added convenience. The main bathroom is thoughtfully separated from the toilet, providing both privacy and ease for guests and family members. Step outside to a tranquil backyard surrounded by lush greenery, creating your own personal retreat within the comfort of home. A small shed tucked in the corner ensures all garden supplies are neatly stored and easily accessible. Whether you're spending your days gardening, relaxing on the patio, or simply enjoying the privacy of your outdoor space, this backyard offers endless potential.

This home is not only ideal for family living but also presents an exceptional investment opportunity in a highly desirable area. With its spacious layout, modern features, and outdoor living potential, this property is sure to impress.

#### AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 2
- Air-conditioning: Yes (living area, kitchen, & main bedroom)
- Ceiling Fans: Yes (all bedrooms)
- Fully fenced: Yes

#### KEY FEATURES:

- Four generously sized, carpeted bedrooms
- Three bedrooms with built-in sliding door wardrobes
- Master bedroom with air conditioning, standard storage cupboards, and private ensuite
- Tranquil backyard surrounded by lush greenery, perfect for relaxation or gardening
- Small shed in the backyard for garden storage
- Ideal for families or as an investment opportunity in a highly sought-after location

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, 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

<b>Property ID</b>	1TDEGTV
<b>Property Type</b>	House
<b>Land Area</b>	600 m2
<b>Including</b>	Ensuite

### Jonathon Olsen 0409 534 533

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