



13 Regent Street, Avoca

A LIFESTYLE HOME DESIGNED FOR SPACE, COMFORT & CONVENIENCE

Perfectly positioned in a quiet, family-friendly street, 13 Regent Street, Avoca delivers exceptional value with generous living spaces, versatile room options, multiple outdoor features, and a fully fenced yard designed for comfort and practicality. This solid brick home is ideal for families, investors, or buyers needing flexible multi-room accommodation.

From the moment you arrive, the home presents neatly with its wide frontage, tidy gardens, and extended driveway. Step inside and you'll find a warm, welcoming lounge room with timber-look flooring and plenty of natural light, flowing through to the kitchen, dining, and outdoor areas.

The main bedroom offers direct access to the main bathroom and includes a rare bonus-your own private outdoor room with sink, perfect as a kitchenette nook, hobby room, study, or private retreat.

For families needing more space, the garage has been fully converted into two additional air-conditioned rooms, complete with front-facing

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FOR SALE
OFFERS ABOVE \$725,000

AGENTS

Dylan Macnamara
0422 929 854
dmacnamara@ljhookerbundaberg.com.au

AGENCY

LJ Hooker Bundaberg
(07) 4131 8000

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

windows and separate access. A second bathroom with shower and toilet adds great convenience, especially for larger families.

Outdoors is where this property truly stands out. A generous undercover area creates a perfect year-round entertaining space, flowing directly out to the backyard featuring:

- A spa
- A built-in kids' playground with slide and elevated play deck
- Low-maintenance gardens
- Garden shed
- Fully fenced yard for pets and children

With solar, multiple outdoor zones, and a functional interior layout, this home is move-in ready while offering great versatility for different living needs.

AT A GLANCE

- 3 bedrooms
- Garage has been converted to 2 x bedroom
- 2 bathrooms (main + second shower/toilet)
- 1 carport
- Solid brick
- Fully fenced yard
- Solar system
- Spa included
- Built-in kids' playground
- Outdoor entertaining area
- Quiet street in sought-after Avoca

KEY FEATURES

- Bright living room with air-conditioning
- Open dining area connecting to the kitchen
- Spacious kitchen with great bench space, dishwasher & storage
- Refreshed main bathroom with separate toilet
- Air-conditioned multipurpose rooms
- Tiled and carpeted areas throughout
- Practical laundry with outdoor access
- Spa positioned behind safety fencing
- Elevated kids' cubby/play structure
- Garden shed for storage
- Private greenery and secure fencing
- Outdoor retreat room off master
- Wide driveway with additional parking space
- Large covered patio perfect for entertaining

NEARBY (APPROX.)

- Avoca IGA & shops: 2 mins
- Stockland Shopping Centre: 6 mins
- Bundaberg Airport: 7 mins
- Avoca State School: 4 mins
- Branyan School: 5 mins
- Bundaberg Base Hospital: 10 mins
- Bundaberg CBD: 10 mins

Rates: Approx. \$2036 per half (excluding water)
Rental Appraisal: \$650.00 - \$700.00 per week

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 1U2GGTV
Property Type House
Land Area 806 m2

Dylan Macnamara 0422 929 854
Sales Consultant | dmacnamara@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000
10 Bourbong Street, BUNDABERG QLD 4670
bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au



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