

Avoca, 15 Cocas Drive

PRIME OPPORTUNITY TO SECURE A RENOVATED GEM

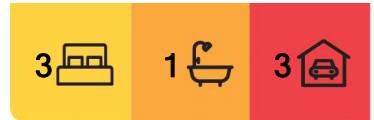
Located in the heart of Avoca, this charming 3-bedroom, 1-bathroom home, built in 1995, has been thoughtfully renovated to combine modern style with classic appeal. Ideal for families or first-time buyers, this well-maintained residence offers a welcoming, relaxing atmosphere.

From the moment you arrive, you'll appreciate the established gardens framing the front of the house and the spacious backyard, perfect for both relaxation and play. The double bay garage, complete with an additional electric garage door, provides ample space for vehicles and storage, keeping your belongings secure and organized.

Inside, you'll find a generous living room that serves as the heart of the home, ideal for family gatherings, entertaining, or unwinding in style. This versatile space is designed to adapt to your family's needs and create lasting memories. The home includes three cozy



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For Sale
Offers Above \$595,000

View
ljhooker.com.au/1SYYGTV

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bedrooms and a recently updated bathroom, making it a great choice for a growing family seeking comfort and functionality.

The modern kitchen is a standout feature, showcasing a pristine white tile splashback that adds a touch of elegance and enhances the bright, airy atmosphere. Equipped with a dishwasher, electric stove, and oven, this kitchen makes meal preparation enjoyable. A pot rack above the bench offers easy access to cookware, freeing up drawer and cupboard space for other essentials.

Each room is thoughtfully designed with ceiling fans and plush carpet to ensure a comfortable environment. Two of the bedrooms are fitted with air conditioners to keep you cool during warmer months. Practical storage solutions are available throughout the home, including in the laundry and a second living area, helping to keep your space clutter-free.

The backyard is an entertainer's dream, featuring a charming alfresco area perfect for hosting gatherings, enjoying outdoor meals, or relaxing in a private setting. The property also includes plantation shutters and security screens for enhanced safety and peace of mind.

AT A GLANCE:

*Bedrooms: 3

*Bathrooms: 1

*Car Accommodation: 3 (Shed + Garage)

* Covered Outdoor Entertainment Area: Yes

NOTABLE FEATURES:

* Newly Renovated Interior

*Established Gardens

*2 Bay Garage (Ideal for Parked Cars & Storage) Plus an Electric Garage

*Air Conditioning Units in Living Area and in Two of the Bedrooms

* Bedrooms Have Plush Carpet & Ceiling Fans Throughout

*White Tile Splashback in Kitchen

*Pot Rack Hung Above the Kitchen Bench (Perfect for Easy Access Cookware)

* Plenty of Storage

*Security Screens, Modern Plantation Shutters & Pull Down Blinds Throughout

DISTANCE TO FACILITIES (APPROX):

Avoca State School: 2.2km

Shalom College: 5.3km

Green Avenue Parklands: 1.7km

Sugarland Plaza Bundaberg: 2.1km

Bundaberg Show Grounds: 2.7km

Bundaberg Airport: 2.5km

RATES: Approx \$1850 Per Half Year Plus Water Consumption

RENTAL APPRAISAL: \$600 - \$650 Per Week

This home is truly a gem, in a brilliant location! Opportunities like this property don't arise in the market very often, so don't miss your chance. Contact Exclusive Marketing Agent, Jonathon Olsen or Dylan Macnamara on 0422 929 854.



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More About this Property

Property ID	1SYYGTV
Property Type	House
House Size	122 m ²
Land Area	843 m ²
Including	Toilets (2)

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