



3 City Vue Terrace, Avoca




PRIME LOCATION INVESTMENT: FAMILY HOME WITH POTENTIAL SECOND INCOME STREAM

Set on a generous 849m2 block in Avoca's most sought-after streets, 3 City Vue Terrace offers comfort, privacy, and potential to equal measure. This well maintained home presents a fantastic opportunity for families, first-home buyers, or savvy investors looking for a solid property in a quiet, convenient location.

Adding to its appeal, the property also includes a self-contained one-bedroom granny flat complete with its own kitchen, bathroom, and living area-perfect for extended family, guests, or rental income potential.

Perched in an elevated position, the home captures beautiful breezes and offers a pleasant outlook across the neighbourhood. Whether you're relaxing indoors or outdoors, you'll appreciate the sense of space and comfort this home provides.

Boasting a practical layout, this home offers a comfortable living space ready to enjoy. Inside, you'll find three generous bedrooms, a neat central bathroom, and open, light-filled living areas that flow

4  2  5 

FOR SALE
OFFERS ABOVE \$699,000

AGENTS

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AGENCY

LJ Hooker Bundaberg
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 **LJ Hooker**

seamlessly to a private outdoor space-ideal for weekend BBQs, a quiet coffee, or entertaining family and friends.

Step outside and you'll be greeted by a large, fully fenced backyard - ideal for children, pets, or the keen gardener. Whether you're dreaming of a veggie patch, a chicken coop, or just some shady trees and a hammock, there's plenty to room to bring your ideas to life.

It is conveniently located just a short drive from local schools, major shopping centres, parks, and the Bundaberg CBD, everything you need is close by. Whether you're looking for your first home, a family upgrade, or a solid long-term investment, this property ticks all the right boxes.

AT A GLANCE:

- Bedrooms: 3 + 1 Bed Self Contained Granny Flat
- Bathrooms: 2
- Car Spaces: 5
- Airconditioning: Yes
- Ceiling Fans: Yes
- Solar: Yes

KEY FEATURES:

- Self-contained one-bedroom granny flat with Kitchen & Bathroom
- Individual Meters for house and self-contained Granny Flat
- Open-plan living & dining area
- Tidy Kitchen with plenty of bench space and storage
- Family bathroom with separate toilet for added convenience
- Spacious 849m2 block with side access
- Fully fenced backyard - safe for kids or pets
- Elevated position capturing cool breezes and district views
- Airconditioning
- Ceiling Fans throughout
- Separate laundry with outdoor access
- Quiet, family-friendly street
- Minutes to schools, shops, parks, and Bundaberg CBD

DISTANCE TO FACILITIES:

Sugarland Plaza: 2.2km

Hinkler Shopping Centre: 5.3km

Bundaberg CBD: 5.7km

Bundaberg Base Hospital: 3.8km

Friendly Society Private Hospital: 4.3km

Avoca State School: 1.0km

Shalom College: 5.7km

Bundaberg State High School: 5.4km

This home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Dylan Macnamara on 0422 929 854.

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MORE DETAILS

Property ID 1TW0GTV
Property Type House
Land Area 849 m2
Including Air Conditioning
Built-in-Robes
Fully Fenced
Remote Garage
Solar Panels

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