



## Avoca, 6 Whitehall Court

### CHARM MEETS MODERN LIVING - YOUR DREAM FAMILY HOME AWAITS

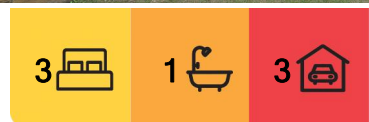
Welcome to 6 Whitehall Court, Avoca - a home where charm meets modern sophistication. This property offers boundless potential, making it an ideal choice for both families seeking a welcoming haven and investors looking to capitalize on a prime location.

As you approach, a spacious driveway leads to a double garage and a secure gate, offering both convenience and privacy. The large front yard invites endless possibilities, whether you envision lush gardens, play areas, or future expansion. Before stepping inside, the front porch offers a serene spot to unwind, with a path that wraps around to the side and backyard, perfect for morning coffee or evening relaxation.

Upon entering, you're greeted by an open-plan living space that effortlessly flows into the heart of the home: a spacious kitchen and dining area. Thoughtfully designed for comfort, the home is equipped with ceiling fans and air conditioning, ensuring year-round ease no



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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

**View**  
[ljhooker.com.au/1TDRGTV](https://ljhooker.com.au/1TDRGTV)

**Contact**  
**Jonathon Olsen**  
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[jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)  
**Kate Hutchinson**  
0431 234 282  
[khutchinson@ljhookerbundaberg.com.au](mailto:khutchinson@ljhookerbundaberg.com.au)

**LJ Hooker Bundaberg**  
**(07) 4131 8000**

matter the season. The kitchen is a culinary dream, featuring a generous wrap-around bench, electric stove, and oven, making meal preparation a breeze for any chef.

The home offers three well-sized bedrooms, each featuring plush carpeting and ceiling fans for added comfort. The main bedroom stands out with its own air conditioning unit and a private ensuite - providing a peaceful retreat, complete with added convenience and privacy for parents or guests. Step outside and discover the alfresco area, accessible from both the dining area and spacious laundry. This private outdoor space is perfect for entertaining friends and family or simply relaxing in peace. Whether hosting summer BBQs or enjoying quiet evenings under the stars, this versatile area complements the home's relaxed, coastal lifestyle.

6 Whitehall Court is a property brimming with potential, offering a thoughtfully laid-out home with ample space for modern living. With a prime location and endless possibilities for personalization, it presents an exceptional opportunity for both family living and investment.

#### AT A GLANCE:

Bedrooms: 3

Bathrooms: 1

Car Accommodation: 2

Ceiling Fans: Yes (all bedrooms)

Air Conditioning: Yes (main bedroom and dining)

#### KEY FEATURES:

- Spacious Driveway & Double Garage: Secure gate for added privacy
- Large Front Yard: Endless potential for landscaping or expansion
- Front Porch: Perfect for relaxing or unwinding
- Climate Comfort: Ceiling fans & air conditioning throughout
- Well-Equipped Kitchen: Large wrap-around bench, electric stove, and oven
- Three Carpeted Bedrooms: All with ceiling fans
- Main Bedroom: Air conditioning & ensuite for added privacy and comfort
- Alfresco Area: Private outdoor space for entertaining or relaxing

#### DISTANCE TO FACILITIES (APPROX):

- Avoca State School: 0.9km
- Shalom College: 5.5km
- IGA Avoca: 2.1km
- Sugarland Shopping Town: 2.5km
- Bundaberg Base Hospital: 3.5km
- Bundaberg CBD: 7.2km

RATES: Approximately \$2000 per half year (including water)

OCCUPANCY: Currently tenanted at \$575 Per Week until May 2025

RENTAL APPRAISAL: \$620 - \$650 Per Week

The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Kate Hutchinson on 0431 234 282.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office



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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.

## More About this Property

<b>Property ID</b>	1TDRGTV
<b>Property Type</b>	House
<b>Land Area</b>	806 m2
<b>Including</b>	Air Conditioning Deck Built-in-Robes Fully Fenced

### Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | [jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

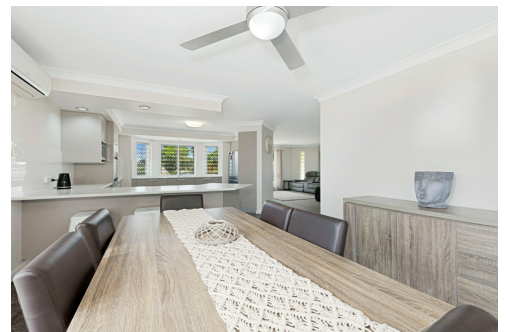
### Kate Hutchinson 0431 234 282

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