



9 Inspiration Court, Avoca

PRIVATE FAMILY HAVEN WITH POOL IN PRIME AVOCA LOCATION

Positioned in one of Avoca's most tightly held pockets, 9 Inspiration Court presents a lifestyle of privacy, and effortless family living. Set on a generous 875m² allotment, in a quiet cul-de-sac and no rear neighbours, this solid brick residence offers a rare sense of seclusion while remaining just moments from everyday conveniences.

Inside, a practical and spacious layout caters to everyday living, with multiple living zones providing flexibility for families. Natural light fills the home, while air conditioning and ceiling fans throughout ensure year-round comfort.

The kitchen sits at the heart of the home, offering ample storage, quality appliances, and a functional design that connects effortlessly with the dining and main living areas, ideal for both day-to-day living and entertaining.

All four bedrooms are generously sized and include built-in wardrobes, while the master suite enjoys its own privacy and ensuite. A central bathroom and additional separate toilet ensure the home

4  2  2 

FOR SALE

Offers Above \$855,000

VIEW

Sat 2nd May @ 8:30AM - 9:00AM

AGENTS

Jonathon Olsen

0409 534 533

jolsen@ljhookerbundaberg.com.au

AGENCY

LJ Hooker Bundaberg

(07) 4131 8000

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.

 **LJ Hooker**

remains practical for busy households.

Outdoors is designed for enjoyment rather than upkeep. The covered entertaining area flows directly to the in-ground pool. With minimal lawn to maintain and surrounded by beautiful bushland backdrop that creates a tranquil setting, the focus here is on easy living and private outdoor enjoyment. A garden shed adds extra storage, and solar power helps keep running costs down.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 2
- Land Size: 875m²
- Pool: Yes
- Solar: Yes
- Fully Fenced: Yes

KEY FEATURES:

- Quiet cul-de-sac location
- Solid brick construction
- Well-appointed kitchen with ample storage
- Built-in wardrobes in all bedrooms
- Covered outdoor entertaining area
- " In-ground swimming pool
- " Fully fenced backyard —ideal for kids & pets
- Garden shed for additional storage
- Solar power for energy efficiency
- Safe, family-friendly neighbourhood

RATES: APPROX \$1800 + Water

RENTAL APPRAISAL: \$700 - \$750 Per Week

DISTANCE TO FACILITIES (APPROX):

- Avoca State School: 2.5km
- Stockland Bundaberg: 5.5km
- Bundaberg CBD: 6.5km
- Bundaberg Base Hospital: 7.0km
- Bargara Beach: 12.0km

Positioned in a quiet, family-friendly pocket of Avoca, the home remains conveniently close to schools, shopping, and essential amenities-making it an appealing option for both owner-occupiers and investors. The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal, Jonathon Olsen on 0409 534 533.

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 1UFQGTV
Property Type House
Land Area 875 m2
Including Air Conditioning
Toilets (2)
Pool
Dishwasher
Outdoor Entertaining
Fully Fenced
Solar Panels

Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au

LJ Hooker Bundaberg (07) 4131 8000

10 Bourbong Street, BUNDABERG QLD 4670

bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au



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.