



38 Gray Avenue, Bundaberg South

## FAMILY COMFORT MEETS SMART INVESTMENT

Welcome to 38 Gray Avenue, Bundaberg South - a beautifully maintained 4-bedroom home offering the perfect balance of comfort, functionality, and family-friendly living. Whether you're starting out, upsizing, or investing, this home delivers space, practicality, and unbeatable location.

Step inside to discover a bright open plan living and dining area, designed for easy everyday living and relaxed entertaining. The well-kept kitchen offers excellent bench space, ample storage, and a smart layout that makes cooking and family meals effortless.

Each of the four bedrooms is generously sized, featuring ceiling fans throughout and air conditioning in the main living area for year-round comfort. The family bathroom is neat and functional, complemented by a separate toilet for added convenience.

Outdoor living is where this property truly shines. Step out to a covered patio and entertainment area, perfect for weekend barbecues, family gatherings, or simply relaxing with a coffee while overlooking the backyard. There's plenty of room to host friends or unwind in your own private outdoor retreat - a true extension of the

4 1 1

### FOR SALE

Offers Above \$619,000

### AGENTS

Dylan Macnamara  
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dmacnamara@ljhookerbundaberg.com.au

### AGENCY

LJ Hooker Bundaberg  
(07) 4131 8000

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Interested parties must rely solely on their own enquiries.



home's living space.

Set on a spacious 680m<sup>2</sup> block, the property also offers side access and a fully fenced backyard, providing security and space for kids and pets to play safely. There's even room for a shed, pool, or garden for those wanting to make the most of the outdoors.

Located in a quiet, family-friendly street, this home offers peace and privacy while being only minutes from schools, parks, shopping centres, public transport, and the Bundaberg CBD - everything you need right at your doorstep.

**AT A GLANCE:**

- Bedrooms: 4
- Bathrooms: 1
- Car Spaces: 1
- Airconditioning: Yes
- Ceiling Fans: Yes

**KEY FEATURES:**

- Open-plan living & dining area
- Tidy Kitchen with plenty of bench space and storage
- Family bathroom with separate toilet for added convenience
- Spacious 680m<sup>2</sup> block with side access
- Fully fenced backyard - safe for kids or pets
- Airconditioning
- Ceiling Fans throughout
- Quiet, family-friendly street
- Minutes to schools, shops, parks, and Bundaberg CBD

**RATES:** Approx. \$2270 per half (excluding water)

**RENTAL APPRAISAL:** \$550 - \$600 per week

**DISTANCE TO FACILITIES:**

Hinkler Shopping Centre: 2.4km

Bundaberg CBD: 2.9km

Sugarland Plaza: 6.3km

Bundaberg Base Hospital: 4.4km

Friendly Society Private Hospital: 3.9km

Shalom College: 5.2km

Kepnock State High School: 1.3km

Bundaberg State High School: 3.5km

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

Disclaimer: LJ Hooker have been provided with the above information; however, the Office, the Agent and Vendor 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 to determine whether this information is in fact accurate.

## MORE DETAILS

Property ID 1U0CGTV  
Property Type House  
Including Air Conditioning  
Outdoor Entertaining  
Fully Fenced

**Dylan Macnamara 0422 929 854**

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