







3/4 Avoca Street, Bundaberg West

LOW MAINTENANCE TOWNHOUSE IN HIGH-YIELD POCKET

Set within a peaceful complex of six, this two-story townhouse offers a well-balanced mix of comfort, privacy and practicality in a convenient Bundaberg West location. Designed for low-maintenance living, the home features a functional layout with generous living spaces, well-sized bedrooms, and a private outdoor area perfect for relaxing or entertaining.

The upper level serves as a quiet retreat with two bedrooms featuring full-length robes, a versatile third room ideal for an office, and a two-way bathroom with bathtub, shower and vanity. A separate toilet, built-in linen cupboard and a covered balcony off the master adding to the appeal, while updated timber-look vinyl plank flooring gives the space a fresh, modern feel.

The ground floor is designed for easy everyday living, with an open-plan kitchen and lounge flowing to a private paved courtyard. The kitchen includes ample storage and bench space, a ceramic cooktop, wall oven and room for a full-size fridge. A tiled laundry, second toilet, under-stair storage, ceiling fans, security screening and a single lock-

3 1 1

FOR SALE
Offers Over $475,000

VIEW
Sat 7th Nov @ 8:30AM - 9:00AM

AGENTS
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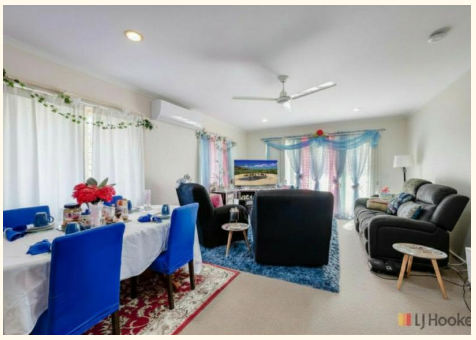
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Interested parties must rely solely on their own enquiries.

up garage with internal access complete the picture. With hospitals, Bundaberg Radiology, schools and the CBD all close by, this tidy townhouse is perfectly positioned for low-maintenance living in a highly accessible location.











AT A GLANCE:
- Bedrooms: 3
- Bathrooms: 1
- Car Accommodation: 1 (car port & lock-up shed)
- Air-conditioning: N/A
- Flood Zone: Outside flood zone

RATES: Approx. $1,750 Per Half (Excluding Water)
BODY CORPORATE: $874.20 Per Quarter
OCCUPANCY: Currently Tenanted AT $470 Per Week
RENTAL APPRAISAL: $490 - $520 Per Week

KEY FEATURES:
- Two story townhouse
- 121m2 floor plan
- Functional kitchen and open-plan living space
- Patio (17m2)
- Balcony (8m2)
- Single lock-up car port
- Convenient Bundaberg West location

DISTANCE TO FACILITIES (APPROX):
- Bundaberg CBD: 2.2km
- Hinkler Central Shopping Centre: 1.5km
- Bundaberg Base Hospital: 0.55km
- Bundaberg Central State School: 1.9km
- Bundaberg State High School: 1.6km
- Bundaberg Train Station: 1.9km
- Bundaberg Airport: 4.3km

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	1UKWGTV
Property Type	Unit
House Size	153 m2
Land Area	121 m2

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