

## Kawana, 7 Elwing Street

### Quiet Comfort: Renovated Family Home with Rumpus Room

Welcome to your exquisitely renovated home nestled in a serene neighbourhood! This charming property boasts 4 spacious bedrooms, perfect for family living, complemented by a modern bathroom.

Step into the heart of the home, where a modern kitchen awaits with top-of-the-range appliances, catering to culinary enthusiasts. Plus, enjoy the added benefit of low power costs thanks to solar panels installed on the roof. Downstairs, discover a versatile rumpus room, ideal for entertainment or relaxation equipped with air conditioning and separate toilet area

Experience comfort year-round with air-conditioning installed in the main living area and three out of the four bedrooms, ensuring a pleasant living environment regardless of the season.

Situated in a tranquil neighbourhood, this residence offers a peaceful ambiance while remaining conveniently close to shops and schools. Whether you're unwinding indoors on



#### For Sale

Offers Over \$445,000 Considered

#### View

[ljhooker.com.au/6V2HVV](http://ljhooker.com.au/6V2HVV)

#### Contact

##### Jade Carr

0439 989 636

[jade.carr@ljhooker.com.au](mailto:jade.carr@ljhooker.com.au)

##### Jesse Parkin

0413 530 998

[jesse.parkin@ljhooker.com.au](mailto:jesse.parkin@ljhooker.com.au)



**LJ Hooker Rockhampton**  
(07) 4922 2122

**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.

a quiet evening or entertaining loved ones, this property promises comfort and convenience at every corner. Seize the opportunity to make this your new home sweet home!

## More About this Property

Property ID	6V2HVW
Property Type	House
Land Area	613 m <sup>2</sup>

### Jade Carr 0439 989 636

Principal | Licensed Real Estate Agent | Commercial Sales and Leasing |  
jade.carr@ljhooker.com.au

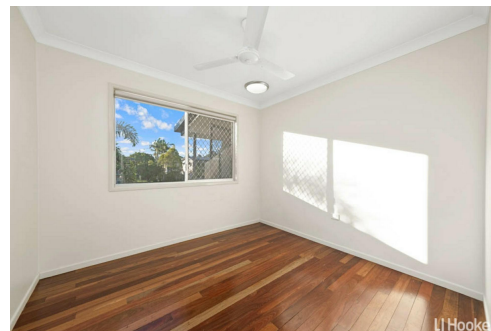
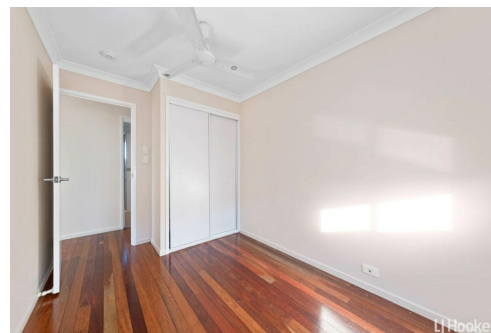
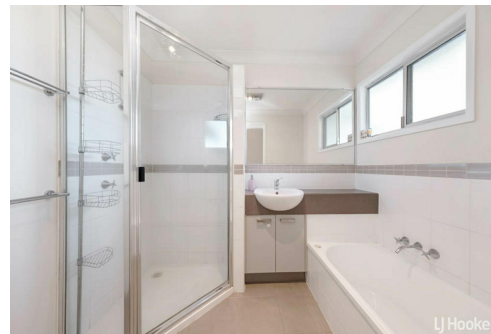
### Jesse Parkin 0413 530 998

Sales Consultant | jesse.parkin@ljhooker.com.au

### LJ Hooker Rockhampton (07) 4922 2122

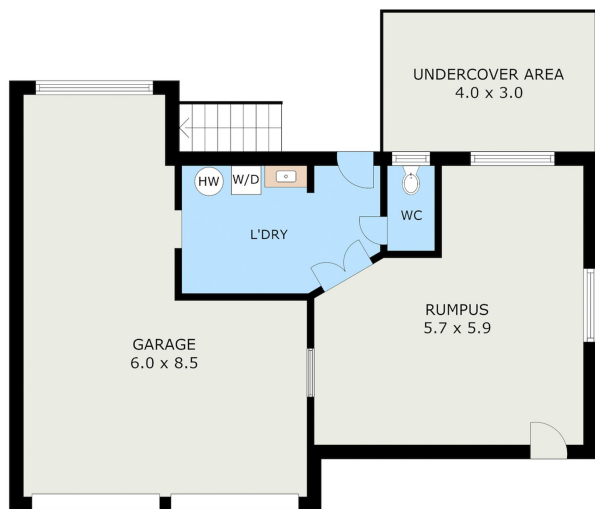
222 Bolsover Street, ROCKHAMPTON QLD 4700

rockhampton.ljhooker.com.au | rockhampton@ljhooker.com.au



**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.

**LJ Hooker Rockhampton**  
**(07) 4922 2122**



LOWER LEVEL



UPPER LEVEL

7 Elwing St, KAWANA



All information contained herein is gathered from sources we believe to be reliable.  
However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



**LJ Hooker Rockhampton**  
**(07) 4922 2122**

**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.