



1 Welch Street, Park Avenue

Spacious 931m2 Allotment with Exceptional Potential in Park Avenue




Welcome to 1 Welch Street, Park Avenue, a well-presented home set on a spacious 931m2 fully fenced corner block with no easements, offering comfort, convenience, and versatility for families, first-home buyers, or investors.

As you enter, you're greeted by a screened outdoor entertaining area, perfect for relaxed gatherings or enjoying quiet afternoons with family.

Inside, the home offers three bedrooms, two with built-in wardrobes, plus a flexible sleepout ideal for a home office, children's playroom, or second living space. The modern kitchen is equipped with ample storage and flows seamlessly to the dining and living zones. A functional bathroom with a separate toilet, along with an internal laundry, provides everyday practicality.

The home is complete with a lockable single car accommodation, rounding out this low-maintenance and well-maintained property.

Don't miss your chance to secure this fantastic property. Contact us

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FOR SALE

Offers Over \$435,000 Considered

AGENTS

Brit Carr
0407 228 860
brit.carr@ljhooker.com.au

Beau Rosin
0434 014 684
associate.rockhampton@ljhooker.com.au

AGENCY

LJ Hooker Rockhampton
(07) 4922 2122

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**

today to book your inspection.

MORE DETAILS

Property ID 7NRHVW
Property Type House
Land Area 931 m2

Brit Carr 0407 228 860

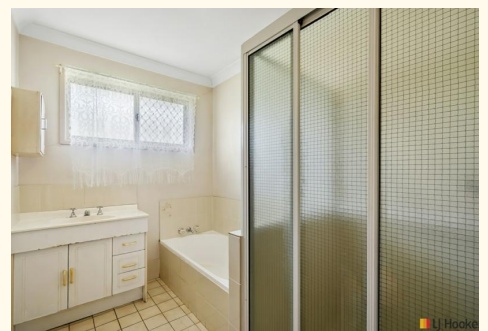
Principal | Licensed Sales Agent | brit.carr@ljhooker.com.au

Beau Rosin 0434 014 684

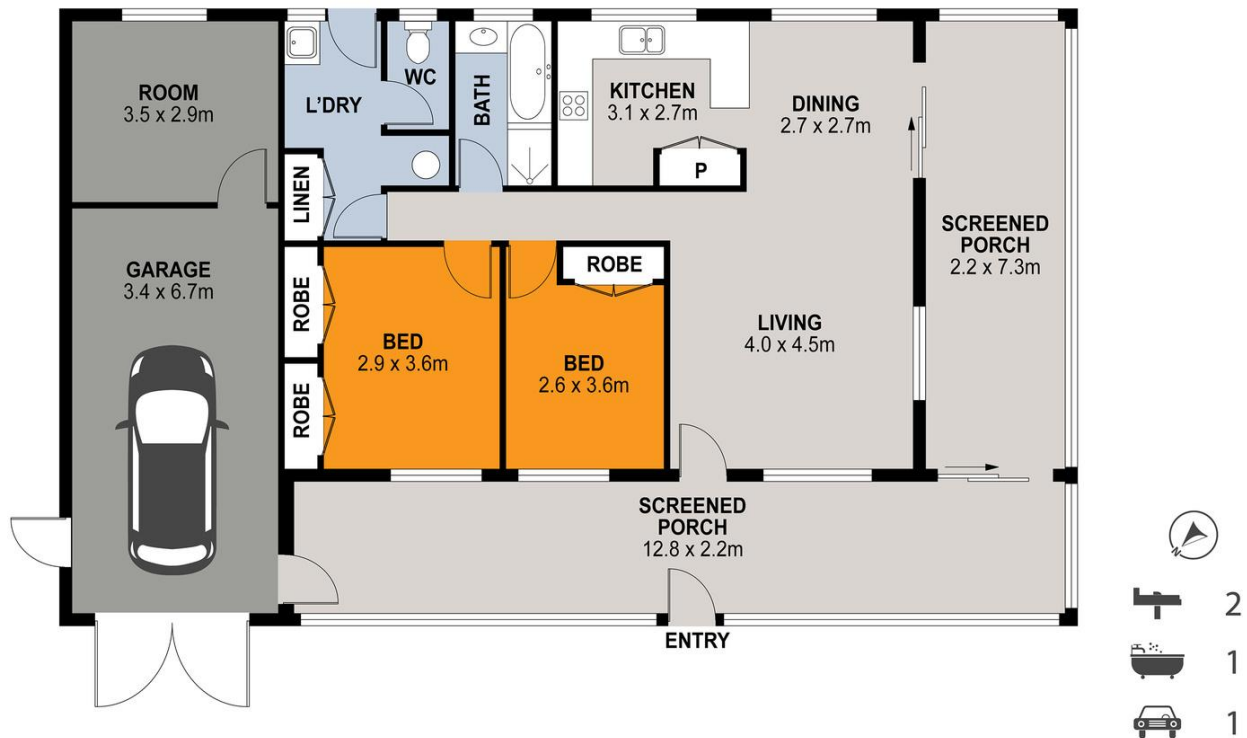
Sales Associate to Brit Wheeler |
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1 Welch Street, **PARK AVENUE**

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: www.open2view.com.au

