



19 Hardy Avenue, Park Avenue




## 19 Hardy Avenue, Park Avenue | The Perfect First Home or Smart Investment Opportunity

Offers Over \$499,000 Considered

19 Hardy Avenue, Park Avenue presents an outstanding opportunity for first-home buyers, investors and those looking to secure a well-positioned property with future potential.

Situated on a fully fenced corner allotment, this neat and tidy low-set home offers an affordable entry into one of Rockhampton's most convenient and established suburbs. Whether you're looking to step into the property market or expand your investment portfolio, this property delivers immediate livability with exciting opportunities for future growth.

Inside, the home features two comfortable bedrooms, a well-maintained bathroom with separate toilet, and a practical floorplan designed for easy everyday living. Neat, functional and move-in ready, the property is equally suited to owner-occupiers and investors seeking strong rental appeal.

2  1  2 

### FOR SALE

Offers Over \$499,000 Considered

### VIEW

Fri 19th Jun @ 4:00PM - 4:30PM

### AGENTS

Eryn Carter

0439 758 139

[eryn.carter@ljhooker.com.au](mailto:eryn.carter@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**

A cool and inviting front verandah creates the perfect spot to enjoy your morning coffee, while the spacious side patio provides a relaxed setting for entertaining family and friends or unwinding after a long day.

The fully fenced yard offers excellent privacy and security for children and pets, while double-gate side access from Symons Street provides convenient access to the backyard. The double-bay shed doubles as secure two-car accommodation while also offering valuable storage or workshop space.

Adding further appeal, a substantial concrete pad at the rear presents exciting possibilities for future improvements. Subject to relevant approvals, buyers may wish to explore the potential for a granny flat or similar, creating the opportunity to further increase rental returns and maximise the property's long-term value.

Completing the package is a solar power system, helping to reduce everyday electricity costs and enhance overall efficiency.

#### Property Highlights:

- Offers Over \$499,000 considered
- Fully fenced corner allotment
- Low-set, easy-care home
- 2 bedrooms
- 1 bathroom with separate toilet
- Ideal first home or investment property
- Double-gate side access from Symons Street
- Double-bay shed with secure 2-car accommodation
- Cool and welcoming front verandah
- Spacious side patio perfect for entertaining and relaxation
- Large rear concrete pad with future potential
- Potential for granny flat
- Solar power system
- Strong rental appeal with additional upside
- Convenient location close to schools, shopping and everyday amenities

Affordable opportunities with this level of flexibility and future potential are becoming increasingly difficult to find. Whether you're entering the market for the first time or seeking a savvy addition to your investment portfolio, 19 Hardy Avenue offers immediate value with scope to grow into the future.

Contact the team today to arrange your private inspection.

Carl Carter 0418 588 693 | Eryn Carter 0439 758 139

#### MORE DETAILS

Property ID	7WMHVW
Property Type	House
Land Area	594 m2

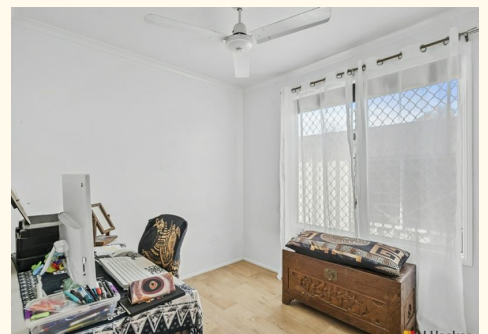
#### Eryn Carter 0439 758 139

Sales Consultant | [eryn.carter@ljhooker.com.au](mailto:eryn.carter@ljhooker.com.au)

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

222 Bolsover Street, ROCKHAMPTON QLD 4700

[rockhampton.ljhooker.com.au](http://rockhampton.ljhooker.com.au) | [rockhampton@ljhooker.com.au](mailto:rockhampton@ljhooker.com.au)





## 19 Hardy Avenue **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](http://www.open2view.com.au)

