



45 Menzies Street, Park Avenue

Charming Family Home in Prime Park Avenue Location

Welcome to 45 Menzies Street, Park Avenue - a delightful family home offering the perfect balance of comfort, space, and convenience. Ideal for growing families or those seeking extra room, this inviting residence is set on a generous 688sqm block in a highly sought after neighbourhood.

The home features three well-proportioned bedrooms, each equipped with built-in robes, alongside a neatly presented family bathroom. Inside, beautiful hardwood floorboards flow through the living spaces, adding warmth and character, while air conditioning ensures year round comfort.

At the heart of the home, the functional kitchen is designed for ease and practicality, seamlessly connecting to the living and dining areas, perfect for everyday living and entertaining guests.

Step outside to a spacious backyard, offering ample room for children to play, pets to roam, or for hosting relaxed summer BBQs. With space for gardening, this outdoor area is a true highlight. Secure double garage parking provides peace of mind and additional storage options.

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FOR SALE

Offers Over \$580,000.00 Considered

VIEW

Fri 24th Apr @ 1:00PM - 1:30PM

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

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Positioned close to schools, parks, and local amenities, this home offers a convenient lifestyle in a family friendly area.

With offers over \$580,000 considered, 45 Menzies Street presents an outstanding opportunity to secure a quality home in the heart of Park Avenue.

Don't miss your chance to make this charming property your own.

Brit Carr: 0407 228 860

Claudia Heath: 0488 056 093

MORE DETAILS

Property ID	7UCHVW
Property Type	House
Land Area	688 m2
Including	Air Conditioning Floorboards Built-in-Robes Secure Parking

Brit Carr 0407 228 860

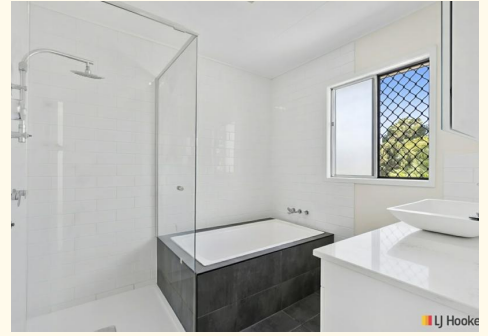
Principal | Licensed Sales Agent | brit.carr@ljhooker.com.au

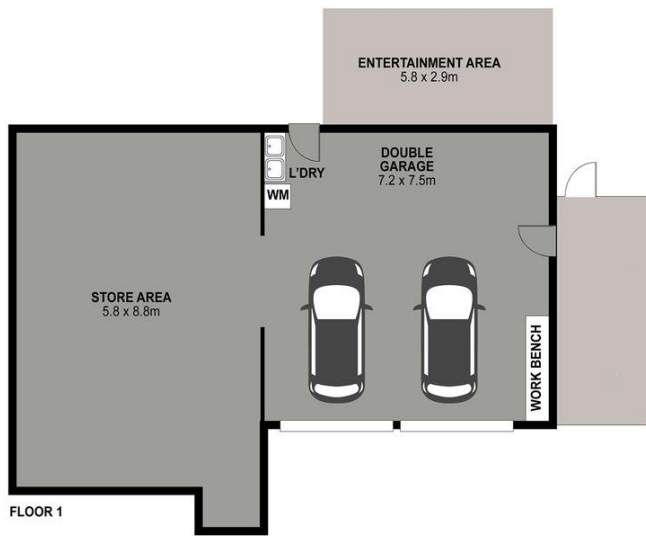
Beau Rosin 0434 014 684

Sales Associate to Brit Wheeler |
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45 Menzies 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

