



68 Rice Street, Park Avenue

## Solid Investment or Ideal First Home

Whether you're looking to break into the property market or add a strong performer to your investment portfolio, this neat and tidy low-set home ticks all the boxes. Ideally positioned close to schools, shops, and everyday conveniences, it offers comfort, functionality, and value.

Key features include:

- 3 generous bedrooms, all with built-in wardrobes
- Air conditioning to the main living area for year-round comfort
- Open-plan layout with a carpeted lounge room
- Ceiling fans and security screens throughout
- Practical kitchen and well-maintained bathroom
- Fully fenced yard - perfect for kids or pets
- Lockable laundry area plus handy garden shed for extra storage

This well-maintained property is affordable, low-maintenance, and move-in ready - perfect for first-home buyers or savvy investors looking for a hassle-free rental opportunity.

Don't miss out on this fantastic opportunity - inspect today!

3 1 1

### FOR SALE

Offers Over \$485,000.00 Considered

### AGENTS

Brit Carr  
0407 228 860  
brit.carr@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.



## MORE DETAILS

Property ID 7MQHVW  
Property Type House  
Land Area 685 m2

### Brit Carr 0407 228 860

Principal | Licensed Sales Agent | [brit.carr@ljhooker.com.au](mailto:brit.carr@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)



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.



68 Rice St, PARK AVENUE



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