



## Park Avenue, 9 Stumm Street

Your Forever Family Home - Space, Style & Convenience

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Every now and then, a home comes to market that truly raises the bar and 9 Stumm Street is exactly that. Set on a rare 1,060sqm block in the heart of Park Avenue, this 5 bedroom, 2-bathroom, 2 car accommodation quality-built, double-storey brick home has been thoughtfully designed with space, comfort, and lifestyle in mind.

From its flexible multi-living layout to the outdoor oasis with pool and shed, every corner of this property has been crafted to support growing families, entertainers or even multigenerational living.

This isn't just a home, it's a long-term investment in your lifestyle.

Internal Features - Space, Comfort & Flexibility

Downstairs:

- Modern Kitchen with Views to the Pool & Entertainment Area
- The hub of the home features sleek cabinetry, modern appliances, and a layout that allows you to cook while keeping an eye on the kids outside.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/7FEHVW](http://ljhooker.com.au/7FEHVW)

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**(07) 4922 2122**

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- Open-Plan Lounge & Dining Area
- Spacious and light-filled, this area flows beautifully off the kitchen; perfect for family meals, movie nights, or entertaining guests.
- Second Living Area/Media Room
- A separate, private lounge ideal for a home theatre, kids' playroom, office space or quiet retreat away from the main space.
- Teenage Retreat / Rumpus Room / 5th Bedroom
- A true flex space that suits growing teens, guests, home office setups, or independent living for extended family.
- Oversized Laundry with Built-In Cabinetry
- Extra storage and room to move. This laundry is built for busy families.
- Modern Downstairs Bathroom
- Updated with stylish fittings and finishes, perfect for convenience when entertaining or using the downstairs space.
- Internal Staircase
- Central and wide for seamless flow between levels, adding security and practicality for families with children.

#### Upstairs:

- Expansive Master Bedroom with Balcony Access
- A true parents' with access to an enclosed balcony, ideal for an additional open wardrobe space.
- Three Additional Queen-Sized Bedrooms
- Each bedroom offers ample space, built-in wardrobes, ceiling fans, and air-conditioning for year-round comfort.
- Stylish Main Bathroom with Dual Shower Heads
- A modern, family-friendly bathroom designed for busy mornings and relaxed evenings alike.
- Air Conditioning in All Bedrooms
- Every member of the family enjoys climate control for personalised comfort. No compromises here.

#### External Features - Built for Outdoor Living

- Heated Inground Pool Surrounded by Palm Trees & Gardens
- A tropical escape right in your own backyard, offering privacy, shade, and a relaxing atmosphere to enjoy all year round.
- Expansive Outdoor Entertaining Area with Ceiling Fan & Power
- Host BBQs, birthday parties, or casual family dinners in this generous covered space surrounded by easy-care astro turf for a clean, stylish look.
- 9m x 6m Powered Shed with Rear Yard Access
- Whether you're a tradie, hobbyist, or need secure storage, this shed offers serious space with power and convenient access from the rear.
- 18m Open Carport Area
- Ideal for parking caravans, boats, trailers or creating a functional workspace. It's a rare addition that opens up endless future possibilities.
- Additional Garden Shed
- Neatly tucked away for tools, garden gear, or seasonal storage, keeping the yard organised and clutter-free.
- Fully Fenced Yard with Feature Front Fencing
- Secure and stylish with automatic gate access on one side and manual gate on the other,



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great for pets, kids, and peace of mind.

- Water Feature in the Front Yard
- Adds a calming, visual element that enhances the home's street appeal and character.
- Wide Side Driveway Access for Multiple Vehicles
- Perfect for families with extra cars, or anyone needing room for large vehicles, trailers, or off-street parking.
- 6.6kW Solar System
- Modern energy efficiency at its best, saving on electricity and reducing your carbon footprint.

Location Highlights - A Premium Park Avenue Address

- 550m to Emmaus College (Senior Campus)
- 1.2km to Emmaus College (Junior Campus)
- 2.4km to Stockland Rockhampton Shopping Centre
- 3.1km to Rockhampton Base Hospital
- 3.4km to Rockhampton Grammar School
- 2.8km to St Joseph's Catholic Primary School (Park Avenue)
- 1.5km to local shops, takeaway, bottle shop and Park Avenue Hotel
- Easy access to public transport, parks, sporting clubs, and family services

Final Word

This is a home that offers more than most offering more space, more quality, and more lifestyle. From its solid brick build and functional layout to the beautifully landscaped pool and entertainment area, 9 Stumm Street is ready for its next family to move in and thrive. Contact Jesse today to arrange your private inspection.

## More About this Property

<b>Property ID</b>	7FEHVW
<b>Property Type</b>	House
<b>Land Area</b>	1060 m2
<b>Including</b>	Air Conditioning Pool Dishwasher Outdoor Entertaining Built-in-Robes

**Jesse Parkin 0413 530 998**

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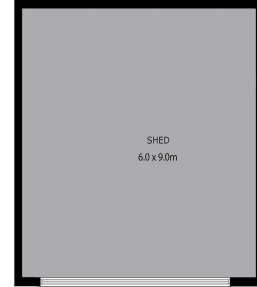
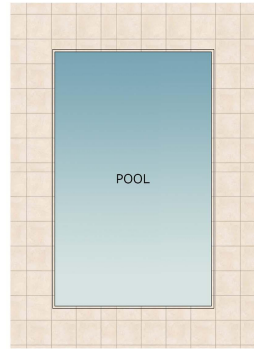
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9 Stumm St, PARK AVENUE



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