



41 Dawson Avenue, Thabeban

MODERN FAMILY LIVING WITH SPACE, STYLE & CONVENIENCE

Welcome to this beautifully presented 4-bedroom, 2-bathroom home, perfectly positioned in a quiet pocket of Thabeban. Designed for modern living, this property offers comfort, functionality, and plenty of space for the whole family.

Step inside and be greeted by a light-filled open plan living and dining area, fully tiled for easy maintenance and everyday living. The contemporary layout flows seamlessly out to the outdoor alfresco area perfect for entertaining guests or enjoying relaxed weekends at home.

The home features four well-sized bedrooms, all complete with built-in robes and ceiling fans. The master bedroom includes air conditioning, a private ensuite, and a large walk-in shower creating a comfortable and practical retreat. An additional air-conditioned living area ensures year-round comfort for the whole household.

Set on a fully fenced block with convenient side access, there's ample room for kids, pets, or even extra vehicles. The double car accommodation adds further practicality.

4 2 2

FOR SALE
Offers Above \$715,000

AGENTS

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Interested parties must rely solely on their own enquiries.



Finished in modern grey tones with a solid brick construction, this home combines style with durability. This property is ideal for families, first home buyers, or investors looking for a low-maintenance, move-in ready home.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 2
- Air-conditioning: Yes
- Ceiling Fans: Yes
- Fully Fenced: Yes
- Side Access: Yes
- Land Size: 600m²

RATES: Approx. \$1,755 Per Half including Water

OCCUPANCY: Owner Occupied

RENTAL APPRAISAL: \$650 - \$680 Per Week

KEY FEATURES:

- Solid brick home in sought-after Thabeban location
- Functional kitchen with quality Westinghouse appliances
- Open-plan kitchen, meals, and family area
- Built-in wardrobes to three bedrooms
- Bathroom with separate shower, bathtub, and separate toilet
- Ceiling fans throughout
- Covered outdoor area overlooking private backyard
- Extra-large garden shed for storage

DISTANCE TO FACILITIES (APPROX):

- Thabeban State School: 2.1km
- St Mary's Catholic Primary School: 3.5km
- Shalom College: 5.7km
- Foodworks: 3.0km
- Bundaberg CBD: 6.7km
- Bundaberg Base Hospital: 8.8km

A property that balances lifestyle, location, and long-term potential, this is an opportunity not to be missed. Contact Exclusive Listing Agent, Jennifer Candy on 0412 103 410 to arrange your inspection.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provide no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.

MORE DETAILS

Property ID	1UEVGTV
Property Type	House
Land Area	600 m2
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Water Tank

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