



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

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Bundaberg  
(07) 4131 8000

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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**

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: 600m<sup>2</sup>

**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

### Jennifer Candy 0412 103 410

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