

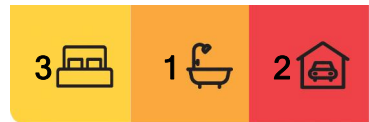


## Thabeban, 8 Clearview Avenue

### A BLEND OF TRANQUILITY & CONVENIENCE - EXPANSIVE SHED

Welcome to 8 Clearview Avenue, Thabeban —a charming haven nestled in a peaceful, family-friendly neighbourhood, offering the perfect blend of tranquility and convenience. Located just far enough from the hustle and bustle of town, yet still within easy reach of local amenities, this property presents an ideal opportunity for both families and investors alike.

As you approach the home, you'll first be greeted by a secure, gated front yard, providing a private and welcoming entrance. Alternatively, take the driveway leading to the expansive two-car shed at the rear of the property. Not only does the shed offer ample parking space, but it also presents fantastic potential for a home gym, workshop, or additional storage — perfect for those seeking extra versatility. Step inside the home, and you'll be immediately impressed by the open-plan living area, which sets the tone for the entire space. The generous living room flows effortlessly into the dining area and kitchen, creating an inviting



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atmosphere for family gatherings and entertaining. With both a ceiling fan and air conditioning, the room ensures year-round comfort, no matter the season.

The kitchen, conveniently located adjacent to the dining area, is well-appointed with an electric stovetop, oven, ample pantry storage, and plenty of bench space. The thoughtful design also features sliding door access directly to the alfresco area, making it perfect for seamless indoor-outdoor living. Whether you're enjoying quiet time alone or hosting a weekend barbecue with friends and family, this space offers endless possibilities for relaxation and entertaining. The spacious backyard is a true standout, offering plenty of room to create your dream garden, play area, or even expand further as needed. It's a blank canvas just waiting for your personal touch!

At one end of the home, you'll find the main bedroom —a cozy retreat featuring plush carpeting, a ceiling fan, and air conditioning for those warm summer nights. The adjoining main bathroom and laundry area are conveniently located nearby, with a separate toilet offering added privacy and convenience. On the opposite end of the home, two additional bedrooms await, both offering comfortable carpeted flooring, ceiling fans, and built-in robes for all your storage needs.

With its practical layout, thoughtful design, and exceptional potential, 8 Clearview Avenue is the perfect family home or investment opportunity. Whether you're looking for a peaceful sanctuary to raise a family or a property with great rental prospects, this home has it all.

#### AT A GLANCE:

- Bedrooms: 3
- Bathrooms: 1
- Car Spaces: 2
- Land Size: 600m<sup>2</sup>
- Ceiling Fans: Yes
- Air Conditioning: Yes
- Solar Panels: Yes

#### KEY FEATURES:

- Peaceful, family-friendly neighbourhood, close to local amenities
- 5.13kw - 18 x 285w Q-cell solar panels
- Gated front yard and two-car shed with potential for a home gym or workshop
- Direct sliding door access to alfresco area for easy indoor-outdoor living and entertaining
- Spacious backyard with potential for a garden, play area, or expansion
- Ideal for families or investors looking for great potential and layout

RATES: Approximately \$1600 per half year (excluding water)

RENTAL APPRAISAL: \$600.00 - \$620.00 per week.

#### 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



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The home can only be fully appreciated upon viewing. Contact Exclusive Listing Agent, Kate Hutchinson on 0431 234 282 or Selling Principal Jonathon Olsen on 0409 534 533.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides 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 About this Property

<b>Property ID</b>	1TFGGTV
<b>Property Type</b>	House
<b>Land Area</b>	600 m2

### Jonathon Olsen 0409 534 533

Principal, Licencee & Auctioneer | [jolsen@ljhookerbundaberg.com.au](mailto:jolsen@ljhookerbundaberg.com.au)

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