

**13 Regent Street, Avoca, Qld 4670**

WHITESTONE

**House For Sale**

Wednesday, 8 January 2025

13 Regent Street, Avoca, Qld 4670

**Bedrooms: 5**

**Bathrooms: 2**

**Area: 806 m2**

**Type: House**



Majella Owen

## Offers Above \$719,000

If you have been looking for a family sized home centrally located walking distance to facilities, then look no further! This modern brick home is complete with five bedrooms, two bathrooms and two separate living areas making it ideal for large families or an ideal investment property. Entertain guests in the large outdoor entertaining area in complete privacy overlooking the fully fenced backyard, relax in the spa and watch the kids play on the multilevel cubby house. The master bedroom has the ability to be self-contained as it features; built in's, ceiling fan, air conditioning, two-way access to the bathroom, private under cover patio with a European kitchenette and its own fenced yard. PROPERTY FEATURES:- Multiple living areas giving you versatility to suit your family's needs - Modern bathroom with bathtub, built in vanity, shower and toilet plus two-way access to the main bedroom- Kitchen features plenty of bench space, double sink, ceramic cooktop, electric oven, dishwasher and ample room for a large fridge/freezer- A generous sized lounge room greets you upon entry, it will accommodate large furnishings & is fitted with new vinyl plank flooring & has the bonus of air-conditioning - Second living area that adjoins the dining room that also has direct access to the outdoor area- Large undercover outdoor entertainment area - The master bedroom features two-way access to the bathroom acting as an en-suite, carpet flooring, built in wardrobes, ceiling fan, air-conditioning plus direct access to an outdoor patio with European kitchenette - Bedrooms 4 & 5 have high ceilings, plenty of natural light and epoxy flooring ideal for those with allergies- Second toilet and shower located off the laundry area- Fenced spa area perched at the top of the yard- Multi-level kids' cubby house- Security screens and doors throughout plus security system - Fully fenced backyard suitable for children or pets

AT A GLANCE: Bedrooms: 5 Bathrooms: 2 Block Size: 806m<sup>2</sup> Council Rates Approximate: \$2000 per half year Rental Appraisal: \$650-\$700 per week Solar Power: Yes

DISTANCE TO FACILITIES: - 400m to the Bundaberg Early Learning Centre- 400m to Park & Bike track- 600m to Avoca IGA, Gym, Takeaway & Bottle-O - 800m to Dittman Rd Bus Stop- 1.3km to Sugarland Plaza- 1.7km to Brothers Sports Club- 1.8km to Kensington Shopping Centre- 1.9km to Bundaberg Air Port- 4.2km to Bundaberg Base Hospital- 5.1km to Bundaberg CBD

Contact the Exclusive Marketing Agents Majella Owen on 0413245755 & Donna Theuerkauf on 0424182395 to arrange an inspection.

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.

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