

## 21 Captivation Ct, Avoca, QLD 4670

Leased - \$750

House 4 2 2



### COMFORT, SPACE & CONVENIENCE ? YOUR NEXT AVOCA HOME

Welcome to this beautifully presented low-set brick home, ideally positioned in a quiet cul-de-sac in the popular suburb of Avoca. Offering generous living spaces, a practical layout and a well-maintained yard, this home is perfectly suited to families, couples or professionals seeking comfort and convenience.

**Open for Inspection**

By Appointment.

From the moment you arrive, you'll appreciate the attractive street appeal, landscaped gardens and double garage. Inside, the home opens to a light-filled living area with soft neutral tones and ceiling fans, creating a relaxed and welcoming atmosphere. The layout flows easily through to the dining area and well-appointed kitchen, complete with ample bench space, quality cabinetry and a handy breakfast bar ? ideal for everyday living and entertaining.

The home features three comfortable bedrooms, all with built-in wardrobes and ceiling fans. The master bedroom is complemented by its own private ensuite, while the main bathroom offers both a separate shower and full-size bathtub ? perfect for family living.

Step outside and enjoy the fully fenced backyard with a neat lawn, established garden beds and a garden shed. There is plenty of space for children to play or to simply relax outdoors in privacy.

#### Property Features:

- ? 3 spacious bedrooms with built-in wardrobes and ceiling fans & Air conditioners, plus a massive rumpus room that can be utilised as a fourth bedroom
- ? Master bedroom with private ensuite
- ? Light-filled living area with ceiling fan
- ? Functional kitchen with breakfast bar, generous bench space & ample storage
- ? Family bathroom with separate shower and bathtub
- ? Separate laundry with outdoor access
- ? Fully fenced backyard with garden shed and lawn area + Veggie garden
- ? Double lock-up garage
- ? Low-maintenance, well-kept block in a quiet cul-de-sac

#### LOCATION HIGHLIGHTS:

- ? Quiet and family-friendly Avoca neighbourhood
- ? Close to local schools, childcare centres and sporting facilities

#### Listed By

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