LJ Hooker Bundaberg
14 Bourbong Street,
Bundaberg QLD 4670

3a City Vue Tce, Avoca, QLD 4670

Leased - $400

Flat 1 1 1















ELEGANT LOW-MAINTENANCE GRANNY FLAT IN A SOUGHT-AFTER AVOCA

Welcome to this beautifully presented and thoughtfully designed granny flat, perfectly positioned in the highly desirable suburb of Avoca. Offering a private, low-maintenance lifestyle with shared outdoor amenities, this residence delivers comfort, practicality, and exceptional convenience.

Open for Inspection

By Appointment.

Step inside to a bright and inviting living area, complete with ceiling fan and built-in storage, creating a functional and comfortable space to relax. The full-sized kitchen is a rare luxury in a granny flat ? featuring generous cabinetry, excellent bench space and everything you need to enjoy easy everyday living.

The spacious bedroom includes a built-in wardrobe, ceiling fan, and air conditioning, ensuring year-round comfort. The bathroom is well-appointed with a modern shower, vanity, and toilet, offering a clean and practical layout.

Outside, residents will enjoy the shared yard and sunroom, perfect for relaxing in the fresh air or enjoying peaceful garden surroundings. A single lock-up carport provides secure parking, and a garden shed is available for additional storage needs.

Property Features:
? 1 spacious bedroom with built-in wardrobe, ceiling fan & air conditioning
? Full kitchen with excellent storage & functional layout
? Light-filled living area with ceiling fan & built-in storage cupboard
? Well-appointed bathroom with shower, vanity & toilet
? Single lock-up carport for secure parking
? Garden shed for additional storage
? Shared use of yard & sunroom with adjoining residence
? Security screens for added peace of mind

LOCATION HIGHLIGHTS:
? Situated in a quiet, well-established Avoca neighbourhood
? Minutes to Avoca IGA, Stockland Shopping Centre & major retail outlets
? Close to schools, childcare centres, medical facilities & public transport

Listed By
Jonathon Olsen
Phone: (07) 4131 8000
Mobile: 0409 534 533

Listing Number: 3514261

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.