

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

