

Table of Contents

- | Welcome
- | The Property

Welcome

Thank you for your interest in **1 Clemence Street, Avenell Heights.**

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

The Property



1 Clemence Street, Avenell Heights

SOLID BRICK & TILE HOME WITH ENDLESS POTENTIAL

Offers Above

Rumpus Room

Outdoor Entertaining

Shed

Fully Fenced

Broadband Internet

Built In Robes

Nestled in the sought-after neighbourhood of Avenell Heights, this solid brick and tile home is bursting with potential! Whether you're a first-time buyer, savvy investor, or looking for a project to create your dream home, this property is a must-see!

Key Features:

Prime Location: Enjoy peace and quiet while being just minutes away from essential amenities. Avenell Heights is known for its tranquil streets and friendly community.

Great Bones: This home is built to last, with a sturdy brick and tile construction that stands the test of time.

Spacious Living Areas: The sunken lounge offers a cozy retreat, perfect for family gatherings or relaxing evenings.

Three Generous Bedrooms: All bedrooms are located at one end of the home, featuring built-in robes and ceiling fans.

Potential 4th Bedroom & 2nd Bathroom: The large second living area at the opposite end of the house is versatile enough to be transformed into a grand master suite with an ensuite and walk-in robe.

Standard Kitchen & Dining: Functional and ready for your personal touch.

Large Bathroom: Complete with a dedicated shower and bathtub.

Expansive Laundry: Plenty of space for all your laundry needs.

Outdoor Living: Step outside to a covered outdoor area, ideal for BBQs and entertaining. The backyard is fully fenced, offering privacy and a safe space for kids and pets.

Good Shed: Featuring 2 lockup bays and 1 carport, this shed provides ample storage for your vehicles and tools.

Street Appeal: Surrounded by quality homes, this property shines with its neat appearance and well-maintained front yard.

Move in now and enjoy the comfort of a liveable home, while planning your updates to truly make it your own! The possibilities are endless with this gem in Avenell Heights. Don't miss out on this fantastic opportunity to secure a home in a fantastic location!

Call me today to arrange a private viewing!

Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.

Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.

Location

