



24 Jenalyn Cres, Avoca



## SOLD BY MICHAEL LOADER FOR A GREAT PRICE IN 24 DAYS!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this unique updated property in an A grade location. This home has been updated and transformed into a stunning dual living property which is seldom found.

Situated in the highly sought after Avoca area within a short Drive to shops, town and a variety of other schools and amenities, this beautiful home has everything you could want & has a separate new granny flat / 1 bedroom fully self-contained unit to sweeten the already great deal.

Features include:

- 4 bedrooms, all with built in robes (3 beds in main home + 1 in unit), all with A/C
- 3 bathrooms (2 in the main home + 1 in unit)
- Generous Master suite, sizeable internal layout, brand new carpets just installed
- Functional internal layout which includes large formal lounge + formal dining area + casual lounge/ 2<sup>nd</sup> tv area.
- The fully renovated & brand-new granny flat/ teenagers retreat offers an additional lounge area & combined dinning with enough room for a large pool table. This space is ideal for the teenager or extended family and offers an updated and freshly installed kitchen & bathroom. This space is fully self-contained with its very own laundry to top it off!

🛏 4 🚿 3 🚗 2 🏠 981 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	146
<b>Land Area</b>	981 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



- The unit and home feature 2 separate external doors for entry & also an internal separating door which can be complete locked off if required offering a variety of uses for any buyer.
- Stunning large in ground pool to beat the summer heat, additional outdoor heated shower
- The pool area is ultra-private with 6 foot colour bond fencing surrounding the perimeter, artificial turf makes this space very low maintenance
- Spacious Centrally located kitchen with quality appliances, includes pantry & plenty of bench space
- Great outdoor alfresco area overlooking the large in ground pool, very private overlooking the landscaped surrounds and the large lot
- The home features a list of great finishing's including A/C, s/screens, lots of storage options, large pool umbrella and has been recently updated as required
- Dual carport attached to the residence
- Side access to a lovely generous 931m2 allotment, fully landscaped & fenced in one of Bundaberg's most sought after locations. Plenty of room for the kids to enjoy/play
- No immediate work needed, just unpack and enjoy this great property in a trendy location
- Very unique and versatile property offering plenty of room for the largest of families and also a separate dual living arrangement. Alternatively, this space would make a great kids rumpus/retreat with room for a gaming lounge, pool table and offering great privacy.
- Ability to rent either side out to earn additional income, cash cow!!! App rent appraisil @ \$500+ per week combined, outstadning ROI
- Family friendly & very quiet location, located amongst quality homes, just a short walk to parks, schooling and town.
- EXTENDED FAMILIES, LARGE FAMILIES OR PERHAPS YOU COULD RENT THE UNIT OUT FOR A SIDE INCOME, THE OPTIONS AR ENDLESS.
- PRICED ON THE MONEY & SELLING NOW.... WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF!

IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE HOME IN A TOP LOCATION WHICH TICKS ALL THE BOXES & HAS A FULLY SEPARATE AREA FOR THE ELDERLY/KIDS THIS IS IT. PRICED TO SELL WITH MOTIVATED SELLERS READY TO SELL TODAY!

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.michaellader.com.au](http://www.michaellader.com.au)\*\*\*

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

\*\*\* PLEASE NOTE WE ARE TAKING EVERY STEP POSSIBLE TO REDUCE THE SPREAD OF COVID 19 & WILL ENSURE THE PROPERTY IS SANITISED PRIOR TO YOUR INSPECTION. PRIVATE INSPECTIONS MUST BE BOOKED BY CONTACTING THE LISTING AGENT DIRECT AS NO OPEN HOMES WILL BE BOOKED FOR THE PROPERTY\*\*\*

\*Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and

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