



8 Cypress St, Avoca



## SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT ( FULL Asking Price in 10 days)

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this amazing home in an A grade location, which is now offered for immediate sale!

Situated in the highly sought after area within a short drive of Bundaberg University, Schooling, Bundaberg Airport and a variety of other amenities! This beautiful & well presented brick home has everything you could ask for but a word to the wise, do not delay as it will be SOLD to the first who views!

Features include:

- 3 bedrooms, built in robes
- Generous Master suite
- Functional open plan layout which includes large formal lounge + formal dining area
- Large modern centrally located kitchen with quality appliances, includes pantry & plenty of bench space, a real center piece of the home.
- The property is currently leased to an amazing long-term tenant who takes pride in her palace @ \$295 per week untill 20/7/21 whom would love to stay on, a seriously sound investment option knowing your property is being taken care of as if it were her own!
- Great outdoor alfresco area off the kitchen/dinning space providing a

3 bedrooms 1 bathroom 1 car 700 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	215
<b>Land Area</b>	700 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



great spot to entertain, very private overlooking the landscaped surrounds

- Lovely spacious 700m2 lot with nice gardens and room to move, plenty of room for a shed/ pool of required. Large lawn locker's for the garden tools and mower.
- The home features a list of great finishing's including A/C, s/screens, new fans etc and has been well kept by the current owners
- Single lock up garage attached to the home
- Fully landscaped & fenced in one of Bundaberg's most sought after locations, great breezes on offer
- Unbeatable location within walking distance to Sugarland, airport, retail hub and the University just 2 mins drive down the road!
- No immediate work needed just unpack and enjoy this great property in a trendy location
- Family friendly & very quiet location, located amongst quality homes with majority being owner occupied
- Investors you can expect even greater returns here with the current market app at \$320-\$330+ per week, great capital growth potential, a WIN WIN!
- GREY NOMADS, BUSY PROFESSIONALS OR FIRST HOME BUYERS WANTING A GREAT VALUE PROPERTY, THIS ONE IS FOR YOU!
- WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF!

IF YOU HAVE BEEN SEARCHING FOR A GREAT VALUE HOME/ INVESTMENT PROPERTY IN A TOP LOCATION WHICH TICKS ALL THE BOXES, THIS IS IT. PRICED TO SELL WITH MOTIVATED SELLERS READY TO SELL TODAY!

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

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

\*Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document\*

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*