



SOLD

**"MODERN BRICK | 3 BEDROOM HOME | SHEDS |
FENCED 1027M2 | CLOSE TO THE CBD**

This home is nestled in both a picturesque location renowned for its convenience and family-friendly atmosphere, so close to the CBD, cafes, medical precinct, parks and beautiful Botanical Gardens. Here, you will find this wonderfully appointed spacious brick 3-bedroom, 1-bathroom house that sits on a huge level fully fenced block that offers dual access, perfect for those seeking an idyllic lifestyle within reach of the city.

With 190sqm of modern interior living area, plus a large 1027sqm of land, this property is nothing less than a great investment.

The property is fully fenced with privacy fencing along the front boundary and dual access points and boasts formal driveway and a 3 x 6 meter powered shed, plus a smaller shed for storage. There are also solar panels fitted (2.5kw with 3kw inverter), making this a great eco-friendly choice.

Inside, you will find the traditional features needed to make life comfortable, including built-in wardrobes, (for 2 of the three spacious bedrooms). There is a linen cupboard in the hallway and a good sized laundry.

The modern kitchen, has everything for the chef of the family, offering plenty of bench space, a deep double sized pantry and modern easy clean stove, separate grill, range-hood and most importantly a dishwasher.

The living area has two access points and plenty of windows, making it all light and airy. On top of that, you have air conditioning and fans. There is also pay TV access, with TV points also in the master and second bedroom, fans throughout, the master bedroom also has air-conditioning. In addition to all of this the ceiling is also insulated to ensure the coolest home possible.

It will be noted that there is plenty of storage space throughout the home as well. The current owner has recently installed new flooring throughout improving presentation and making the house very easy to keep clean. (No carpet!!) Security screens and doors finish the delightful presentation of this property.

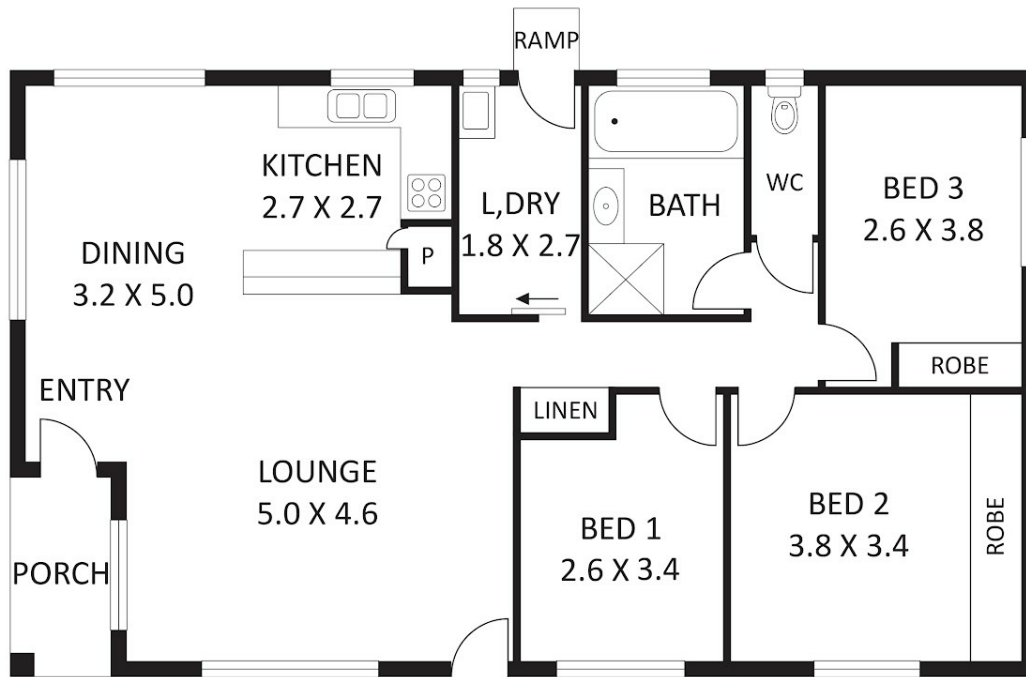
3 BED | 1 BATH | 1 CAR

PRICE:
\$390,000

OPEN FOR INSPECTION:
N/A



Tanja Brown
0439145689
tanjabrown@atrealty.com.au
www.atrealty.com.au



Please note this floor plan is for marketing purposes and is to be used as a guide only. Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purpose only. Dimensions in metres. All efforts have been made to ensure its accuracy at the time of print.

AREA
 INT : 95.00 m² (Approx)
 EXT : 05.00 m² (Approx)

3 HINKLER AVENUE BUNDABERG NORTH

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