



SOLD

CHARMING 3-BEDROOM HOME IN HEART OF PARK AVENUE

With a renovated kitchen and bathroom, this solid 3-bedroom home at 37 Hardy Avenue presents an exceptional opportunity for families seeking space, convenience and potential in one of Rockhampton's most established suburbs. This property offers both comfort and functionality in the heart of Park Avenue.

The home features three well-proportioned bedrooms and a central bathroom, creating a comfortable living environment for growing families. The good sized flat land of 632 square metres offers tremendous scope for families who love outdoor living and entertaining. Whether you're planning weekend barbecues, creating a children's play area, or developing beautiful gardens, this generous block provides endless possibilities for customisation and expansion.

Park Avenue's appeal extends far beyond individual properties, offering residents a lifestyle rich in community amenities and convenience. The suburb boasts excellent educational facilities including Park Avenue State School, St Joseph's Catholic Primary School, and the prestigious Emmaus College for secondary education. Families will appreciate the strong educational foundation available right on their doorstep.

Shopping and daily necessities are effortlessly managed with Stockland Rockhampton, one of the region's major shopping centres, located within the suburb. The Park Avenue Mall on Main Street provides additional convenience for everyday needs, while the commercial strip along Yaamba Road offers diverse dining and retail options. Park Avenue combines the charm of established neighbourhoods with modern conveniences, making it perfect for families seeking long-term growth and stability.

The generous block size sets this property apart in today's market, offering space that's increasingly rare in established suburbs. Whether you're a first-home buyer, growing family, or astute investor recognising the suburb's ongoing development, 37 Hardy Avenue provides the foundation for your next chapter.

With Rockhampton's reputation as the Beef Capital of Australia and Park Avenue's position as a residential hub, this property offers both lifestyle appeal and investment potential. The combination of space, location, and community amenities creates a compelling opportunity for

3 BED | 1 BATH | 2 CAR

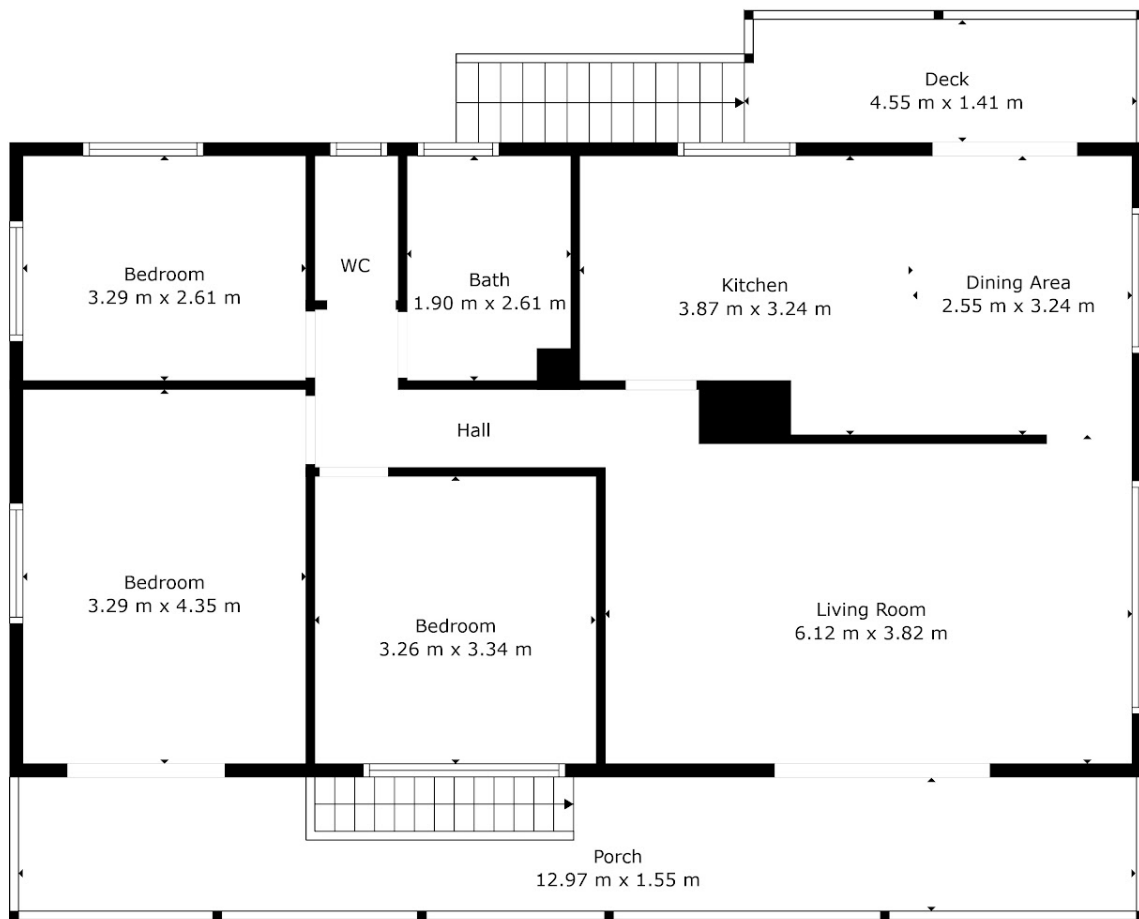
PRICE:
\$555,000

OPEN FOR INSPECTION:
N/A



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TOTAL: 188 m²
 BELOW GROUND: 97 m², FLOOR 2: 91 m²
 EXCLUDED AREAS: PORCH: 32 m², DECK: 10 m², WALLS: 13 m²
 Measurements Accurate But Not Guaranteed

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.