



## FOR SALE

### “CWTCH COTTAGE” | PREMIUM AVOCA | TURN-KEY OPPORTUNITY!

“CWTCH COTTAGE” | PREMIUM AVOCA | TURN-KEY OPPORTUNITY!

3 Bed | 1 Bath | 2 Car | 633m<sup>2</sup> Corner Block | Solar | Side Access | Sunroom | More

Affectionately named “Cwtch Cottage”, this beautifully presented low-set brick home truly lives up to its name. Cwtch is a Welsh word meaning a warm, safe embrace & from the moment you arrive, this home delivers exactly that: comfort, privacy, and a genuine sense of belonging.

A highlight of the home is the fully enclosed sunroom, providing valuable additional living space with picturesque 180-degree views over the established floral gardens. Ideal for entertaining, working from home, or simply unwinding in total privacy.

This is an exceptional chance to purchase a beautifully kept home in one of Bundaberg’s strongest-performing suburbs – perfect for families, downsizers, or savvy investors seeking a reliable, high-appeal property. Contact Marcus Groth from atrealty Bundaberg on 0419 970 044 to secure your private inspection.

3 BED | 1 BATH | 2 CAR

PRICE:  
O/A \$675,000

OPEN FOR INSPECTION:  
N/A



**Marcus Groth**  
**0419970044**  
marcusgroth@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)