126 KENDALLS ROAD, AVOCA, QLD, 4670






SOLD

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

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3 Bed | 1 Bath | 2 Car | 633m² 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.

Positioned on a prominent corner block in one of Avoca’s most desirable and tightly held pockets, this iconic residence presents a rare opportunity to secure a standout property in a premium location. Ideal for owner-occupiers seeking a move-in-ready home or investors chasing strong, reliable returns, this property combines practicality, charm, and exceptional street presence.

Set on a flat, fully landscaped 633m² block, the home has been immaculately maintained and thoughtfully enhanced throughout. The functional floorplan offers three well-proportioned bedrooms, a neat modern kitchen with excellent storage, a two-way bathroom, and a separate modernised internal laundry. Open-plan dining flows into a large, air-conditioned lounge designed for relaxed everyday living.

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.

Built in solid brick for long-term durability and low maintenance, the home is further enhanced by five air-conditioning units, solar power, tinted windows, side access, and a single garage plus carport configuration. Outdoors, enjoy new turf, beautifully landscaped gardens, new high fencing for full privacy, and an easy-care yard. All perfectly suited to the Avoca lifestyle!

Investor Advantage:
The owners are open to a flexible 6-month rent-back arrangement, offering immediate and reliable income from day one.

3 BED | 1 BATH | 2 CAR

PRICE:
$685,000

OPEN FOR INSPECTION:
N/A



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