

## FOR SALE

### 3BR HOME - PARK AVENUE LIVING!

This charming 3-bedroom home on Richardson Road offers the perfect blend of comfort and convenience in one of Rockhampton's most sought-after suburbs. Nestled on a generous 582 square metre block, this property presents an ideal opportunity for first-home buyers, growing families, or savvy investors looking to secure their foothold in Park Avenue's thriving residential market.

Step inside to discover a thoughtfully designed layout featuring three comfortable bedrooms and a well-appointed bathroom. The practical carport ensures your vehicle is protected from the Queensland elements.

Located in the heart of Park Avenue, this home places you within walking distance of excellent educational facilities including Park Avenue State School and St Joseph's Catholic Primary School. Families will appreciate the proximity to Emmaus College, one of Rockhampton's premier secondary education institutions, ensuring quality schooling options from early childhood through to Year 12.

The location offers exceptional convenience with easy access to:

- Stockland Rockhampton shopping centre for all your retail and dining needs
- Park Avenue Mall on Main Street for everyday essentials
- Bruce Highway connectivity for effortless travel throughout the region
- Public transport options including nearby railway connections

Park Avenue's strategic position between the Fitzroy River and the Bruce Highway provides residents with the best of both worlds - peaceful riverside living with excellent transport links. The suburb is renowned for its family-friendly atmosphere and strong community spirit, making it one of Rockhampton's most desirable residential areas.

The 582 square metre block provides ample space for children to play safely, room for a vegetable garden, or potential for future extensions subject to council approval. The established neighbourhood ensures you're surrounded by quality homes and like-minded residents who take pride in their community.

Don't miss this opportunity to secure your piece of Park Avenue paradise. Whether you're looking for your first home, upgrading to accommodate a growing family, or adding to your

3 BED | 1 BATH | 1 CAR

#### PRICE:

Offers over \$449,000

#### OPEN FOR INSPECTION:

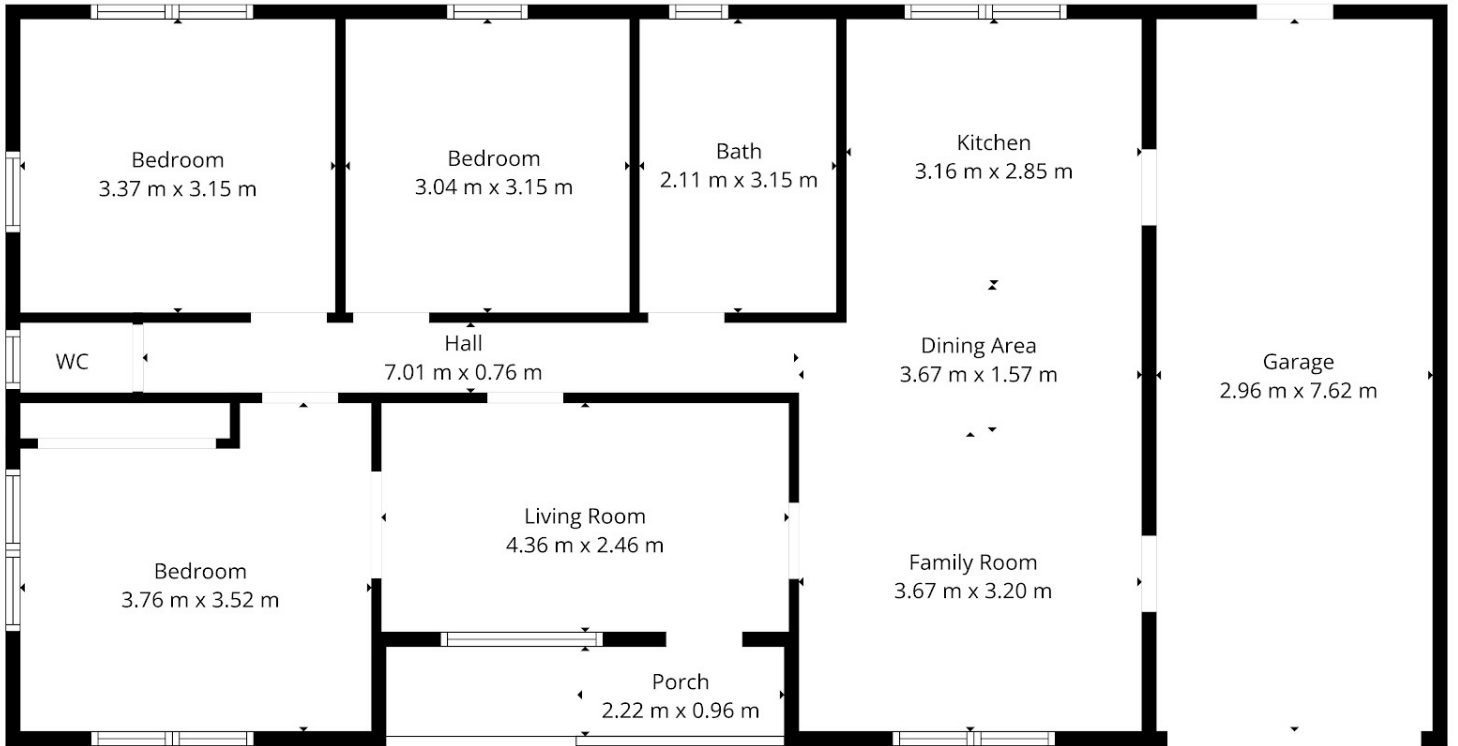
May 23 at 10:00am - 10:30am



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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.