



67 St Lucia Crescent, AVOCA, QLD 4670

COMING SOON! A Unique Boutique Home with Style, Appeal, and Privacy

This beautifully designed home offers a host of tasteful and desirable features beginning with an open plan kitchen dining and living area adjoining a fabulous big spacious sunroom. A beautiful formal lounge and dining area, three generous bedrooms the master with an ensuite, attached double remote garage, a huge covered outdoor entertaining area, and large fernery is all set on a fully privacy fenced 757 m2 allotment with vehicle or caravan side access. Avoca is a quiet sort after suburb, set high and dry in a Flood Free area.

Conveniently situated just a few minutes drive from Sugarland Shopping Centre, Shalom College, a short walk to Avoca and Branyan Primary Schools, Child Care Centres, the University of Central Queensland Campus, and just 5 minutes into Bundaberg's CBD and the Base Hospital, this home is not to be missed.

Reverse Cycle Airconditioning features throughout the home, with a large central ceiling cassette unit servicing the combined open plan kitchen, casual living and dining area, and the large spacious sunroom, with the air-conditioning reaching the formal lounge and dining areas as well. Each of the three built-in bedrooms enjoy a reverse cycle unit plus ceiling fans, as does the open plan casual living area.

The kitchen is positioned centrally as the hub of the home as seen of the floor plan. It is

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TYPE: For Sale

INTERNET ID: 300P183853

SALE DETAILS

**Expressions of Interest
Above \$699,000**

CONTACT DETAILS

**Elders Real Estate
Toowoomba**
202 Hume Street
Toowoomba, QLD
07 4633 6500

Murray Troy
0400 772 210

well appointed, with a brand new dishwasher, a big wall oven and separate griller, electric hot plates and rangehood, a large refrigerator recess, large dual pantries, all finished in classic timeless timber cabinetry.

Other particularly appealing elements of the home include the;

- Leadlight feature window in the kitchen corner
- The unique garden courtyards & nooks viewed from the entry, and another from both the family bathroom and the ensuite in what is a clever floor plan design.
- Exterior Roller Security Shutters on the norther and Eastern sides of the sunroom.
- The stunning Glass Corner Nib walls displayed between the sunken formal lounge and formal dining room area.
- Easy care tile flooring though out the home with the exception of the plush carpet retained in and softening the ambience of the formal lounge room.
- The large covered outdoor entertaining and alfresco area which enjoys a delightful outlook to the leafy green gardens that frame this area.
- A fernery runs almost the length of the western side of the home, which has provided a beautiful rainforest like outlook from the formal living areas and the third bedroom. The fernery provides benefit of keeping the home cool in the summer and creates a beautiful visual feature.
- A Solar System is installed, and NBN Connection available.
- The double garage boasts a fabulous amount of storage cupboards and a drinks fridge recess along the entire rear wall, as seen on the floor plan provided.
- Twin Garden Sheds in the rear yard provide storage for all your gardening and outdoor equipment.
- Lush Leafy Green Gardens, and an easy care landscaped allotment with minimal mowing.

Rates: Approx. \$1664.50 half year

Water Access: Approx. 235.50 half year

Bundaberg is arguably one of the most progressive regional cities in Queensland and the Wide Bay Region. A beautiful, picturesque city which excels in terms of its industry and business sector growth and employment opportunities. A great place to raise a family with excellent schools and sporting opportunities. Enjoy its convenient proximity to any number of beautiful beaches along the coastline, and the Sandy Hook Waterskiing Club.

A special home that must be inspected to fully appreciate, and one not to be missed!

Call or email the Agent Murray Troy Elders Real Estate on 0400 772 210 to register your interest.

Other features: Close to Schools, Close to Shops, Close to Transport, Roller Door Access

- Land Area 757.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage

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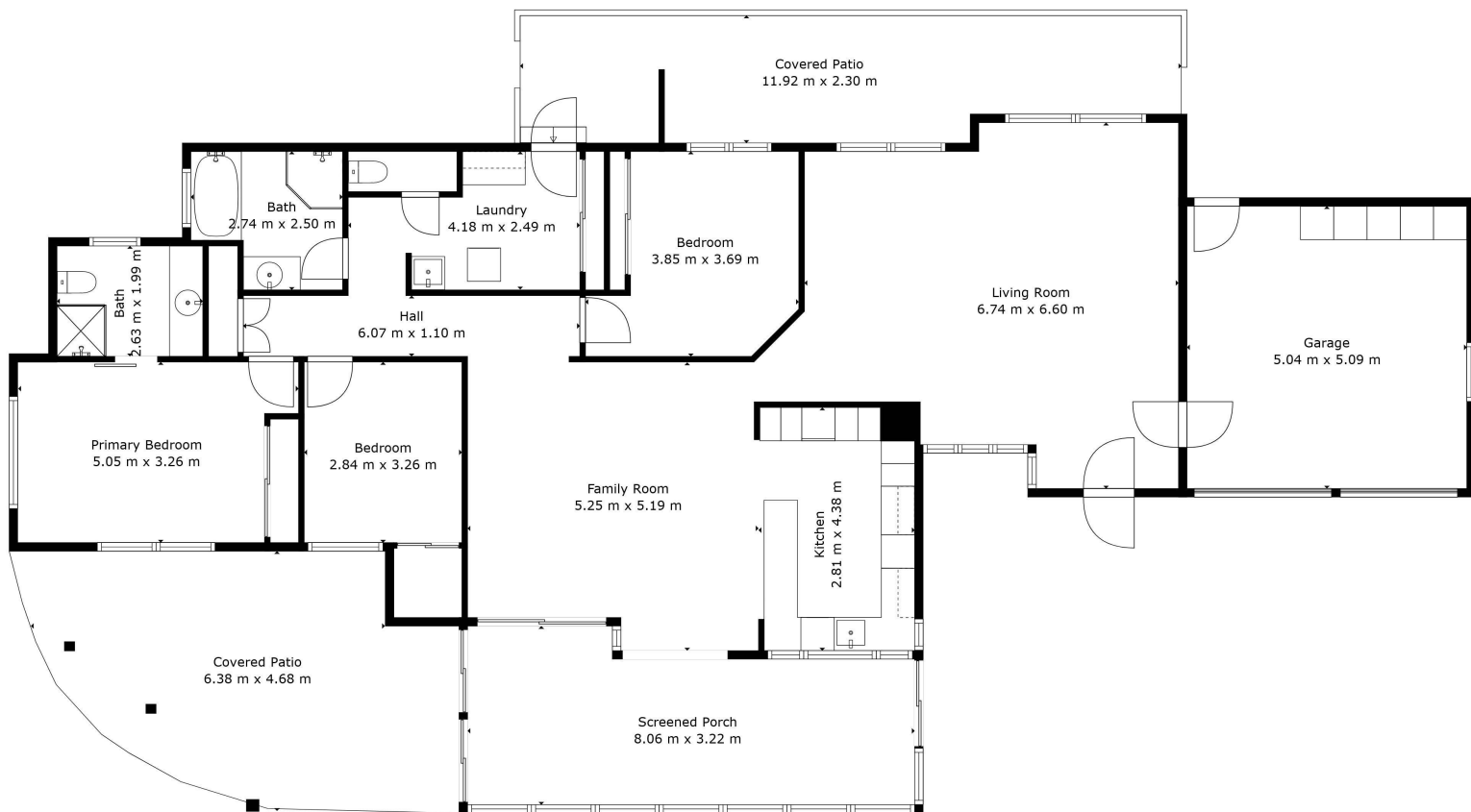
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TOTAL: 152 m²
FLOOR 1: 152 m²
EXCLUDED AREAS: SCREENED PORCH: 23 m², COVERED PATIO: 55 m², GARAGE: 26 m²
WALLS: 14 m²