



## 11 Avon Street, LEICHHARDT, QLD 4305

Spacious Family Home in Great Location!

WANT TO APPLY FOR THIS PROPERTY? Please refer to the bottom of this ad for further details.

\*PLEASE TAKE NOTE this is a Break Lease situation and availability date is subject to change\*

Ladies and Gentlemen, Welcome to 11 Avon Street!

Discover this inviting home featuring three good-sized bedrooms, each equipped with ceiling fans to keep you cool, a kitchen designed for both function and comfort as well as an updated modern bathroom.

The spacious living room offers both a fan and air conditioning, creating the perfect climate year-round.

Enjoy the huge fully fenced backyard-ideal for kids to play, pets to roam, or hosting outdoor gatherings.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Rent

**INTERNET ID:** 300P186093

### RENTAL DETAILS

**Rent / Lease:**

**\$475 pw**

### CONTACT DETAILS

**Ipswich**

8 Downs Street  
North Ipswich, QLD  
07 3201 3600

**Jillian Cooney**

## Features Include

- \* Three good sized bedrooms, with built in wardrobes
- \* Fans throughout, aircon in living room
- \* Kitchen with plenty of space
- \* Modern bathroom
- \* Beautiful front deck with a arch way entrance
- \* Massive yard for the kids to play
- \* Fully fenced yard
- \* External Laundry
- \* Single Bay carport with long driveway offering additional parking

## Location:

- \* Across the road from Poole Street Park
- \* walking distance to Toongarra Road Bus Stop
- \* 1 minute to Wulkuraka Park
- \* 2 minutes to Leichardt State School
- \* 3 minutes to Ipswich Gold Course
- \* 4 minutes to Wulkuraka Train Station
- \* 6 minutes to Ipswich Hospital
- \* 7 minutes to University Southern Queensland

## HOW TO APPLY:

1. Book an inspection online or contact us to schedule a viewing.
2. Once you attend the inspection, you'll be able to apply for the property via 2Apply.

Each applicant aged 18+ must submit a completed application and provide two documents from each category:

Identification (to be sighted unless consent given):

- Driver's licence, Passport, Birth certificate, Medicare card, or Age card

Income Verification:

- Two recent payslips, Centrelink income statement, employment offer/contract, or proof of savings/assets

Tenancy Suitability:

- Rental reference, tenancy ledger, or reference letters

Please include current and previous addresses and property manager/owner contact details (if applicable).

If you're unable to attend an inspection in person, contact our office on (07) 3201 3600 or email us to discuss alternative arrangements.

Other features: Close to Schools, Close to Shops, Close to Transport

- This property is: Unfurnished
- Pets: No
- Available on: 30/09/25
- Bedrooms: 3
- Bathrooms: 1
- Double carport
- Floorboards





