



## 18 Sixth Avenue, ATHERTON, QLD 4883

### Spacious Renovated Home Close to Atherton CBD

Positioned in a convenient and well-established neighbourhood, 18 Sixth Avenue captures a sense of space, privacy and everyday comfort. Set on a wide 1,246m<sup>2</sup> block with a fully fenced front boundary and electric gate, the home offers a secure and peaceful setting, complete with plenty of outdoor entertaining space, a shed and room to move, relax and enjoy a peaceful country lifestyle.

Inside, the home has been completely renovated in a modern style, with quality finishes throughout. A well-appointed kitchen and updated bathrooms bring a fresh, contemporary feel, while the open-plan layout is ideal for families and everyday interaction.

#### Key Features:

- Stunning modern kitchen with island bench and walk in pantry
- Air-conditioned open plan living
- Main bedroom with ensuite, air conditioning and built in robe
- 3 remaining bedrooms all with built-in robes

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 Sale

**INTERNET ID:** 30P1882

#### SALE DETAILS

**Offers Over \$700,000**

#### CONTACT DETAILS

**Malanda**

21 James Street, Malanda  
Malanda, QLD  
07 4096 5666

**Michelle Raso**

0428 116 136

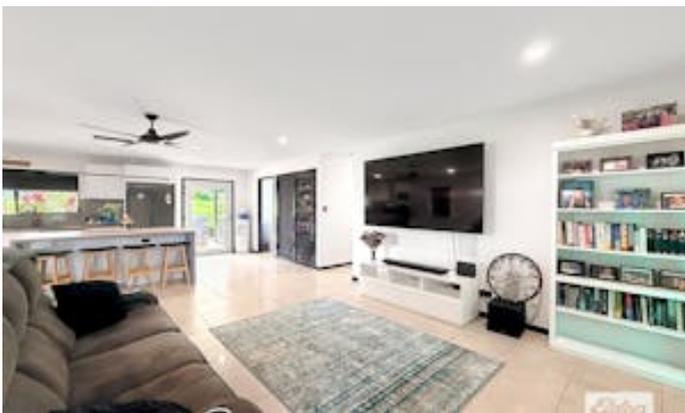
- Luxurious main bathroom, tiled to the ceiling with large walk-in shower and free standing bathtub
- Internal laundry with plenty of storage
- Ceiling fans, Security Screens and Tiled throughout
- Concrete driveway to the shed
- Colourbond front fence with electric gate for privacy and security
- 7 x 3 powered shed with electric roller door comfortably accommodating one vehicle
- 2 separate lawn lockers shed.
- Large 1246m<sup>2</sup> block
- 7.2kw Solar with electric hot water system programmed to heat during the day when solar is running
- Peace of mind steel framing with insulated walls and ceiling.
- Full electrical re-wire was completed with the renovation

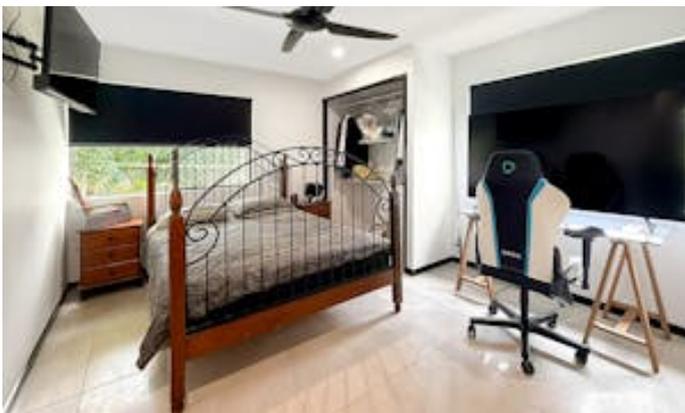
18 Sixth Avenue presents an excellent opportunity for families, first-home buyers or investors. Currently leased at \$500 per week fully furnished until 30 August 2026 with the owner happy to include furniture as part of the sale. This property provides immediate rental income with a great tenant in place and the added benefit of being within walking distance to Atherton Hospital, High School and Primary Schools and only 30m to the Halloran's conservation park walking trail. This is a well-positioned home with long-term appeal in a sought-after street, please note a minimum 48 hours' notice is required for inspections.

Contact Exclusive Elders Agent Michelle Raso on 0428 116 136 to arrange a viewing or for more information.

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

- Land Area 1,246.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Ensuite







# FLOOR PLAN

18 Sixth Avenue, Atherton

