



## 49 Glen Appin Drive AVOCA QLD

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Peacefully nestled on a family friendly drive through Road in Avoca, 49 Glen Appin Drive is vacant and ready for the market. This low set brick home sits high and dry on a well manicured 752m2 block.

The home offers a wonderful low set floorplan (perfect for families or downsizers) 3 bedrooms, neat and tidy kitchen and bathroom and the common living space seamlessly flows onto the impressive outdoor entertainer's patio area, allowing for a seamless transition between indoor and outdoor living.

Located within Avoca, the location is conveniently positioned within walking distance to Avoca IGA complex, bus stops and parkland. Sugarland Shopping Centre is just a 5 minute drive down the road. There are also a variety of public schools and day cares within a convenient distance.

**Price** : \$ 458,000

**Land Size** : 752 sqm

**View** : <https://www.thefourwalls.com.au/sale/qld/bundaberg-wide-bay/avoca/residential/house/7263908>



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