



### 3 Parklink East Avenue Wondunna QLD

4  2  2 

This home is located in the popular master-planned community of "Parklands at Bayridge- in Wondunna, where a 3.5-hectare park forms a spectacular centrepiece of lush vegetated green space mixed with separate areas for relaxation, leisure and sports-related activities.

Featuring open grassed playing fields, a shaded children's playground, walking tracks, BBQ gazebos, and a natural spring, the landscaped park is a welcome breath of fresh air for the local residents and their visitors alike.

You will enjoy the lifestyle that comes with this peaceful and private location as well as the convenience of having key amenities all nearby, including The Fraser Coast Anglican College, sporting grounds, aquatic centre, shopping centres, TAFE, University, hospitals, medical centres, Esplanade, and beach all only a short drive away.

Positioned on a generous 670m<sup>2</sup> block, this well-maintained 4-bedroom home is ideal for growing families, first home buyers, or savvy investors looking for strong value in a prime location.

From the moment you step inside, you'll appreciate the light-filled open-plan living and dining area, designed for both everyday living and effortless entertaining. The modern kitchen sits at the heart of the home, offering ample bench space, storage, and functionality for busy families.

A separate lounge or media room provides flexibility - perfect for a kids' retreat, home office, or second living zone.

3 Parklink East Avenue, Wondunna, features: -

- Elevated 670 m2 allotment with modern, well-maintained home (built in 2009)
- Four spacious bedrooms, all with ceiling fans and built-in wardrobes
- The main bedroom includes a ceiling fan, reverse cycle split system air conditioning, a walk-in wardrobe and an ensuite
- The bathroom includes a bath, a shower and a vanity, and there is a separate toilet
- A stylish kitchen with ample bench and storage space, plus a pantry
- Appliances include an electric hot plate with rangehood, oven, and dishwasher
- A vast open plan living and dining area with reverse cycle split system air-conditioning
- An alfresco outdoor entertaining area under the main roof
- A separate lounge/media room
- The laundry includes linen storage and has direct access outside to the clothesline
- A double garage with a remote panel lift door and internal access into the home
- Clear side access and loads of space to accommodate a large RV, caravan, or boat
- Ample space to add a large shed and pool if desired
- A 5000-litre rainwater tank
- Rent appraisal \$660 - \$680 per week

Astute investors will know Hervey Bay remains one of the fastest-growing regions in QLD, with a tight rental vacancy rate of less than 1%, making this home a sound investment opportunity as well.

The sellers NEED this home SOLD urgently and have REDUCED the price for an immediate sale - so don't miss this opportunity!

Contact our team NOW to arrange your private inspection or a video call walk-through - you will only be disappointed if you miss this one ?

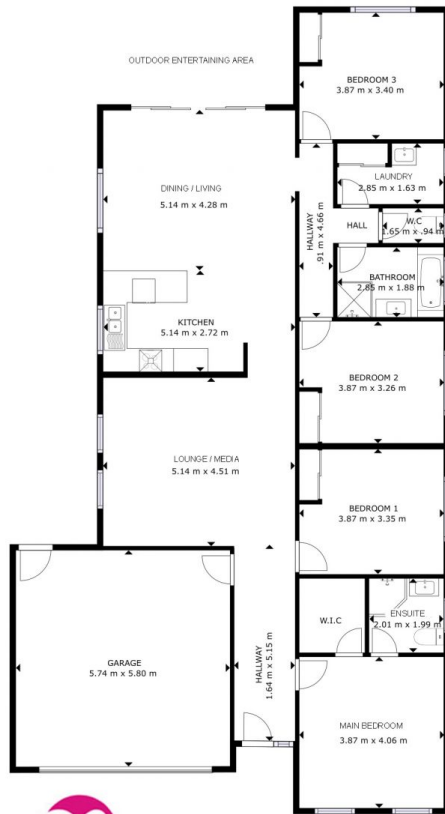
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for complete details.

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**Price** : Offers from \$775,000-  
**Land Size** : 670 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/3-parklink-east-avenue-wondunna-qld/8655917>



**Scott & Katrina Mitchell**  
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GROSS INTERNAL AREA  
GROUND FLOOR : 152.65 m<sup>2</sup>  
TOTAL : 152.65 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

