



## 44 Charles Street, DALBY, QLD 4405

Welcome to 44 Charles Street - A Warm, Family Home With Comfort & Space

Home sweet home - this one truly has that feeling. Built in 1950 and filled with charm, this solid family residence offers space, comfort and easy everyday living. Step inside to a large, inviting lounge room with soft carpet underfoot, air-conditioning and beautiful high ceilings that flow throughout the home, giving an instant sense of openness and warmth all freshly painted inside and out in the last 6 months.

The kitchen and dining zone sits at the heart of the home - a bright, welcoming space equipped with an upright electric stove, good storage and the benefit of air-conditioning to keep things comfortable year-round. Centrally positioned, a huge wood heater becomes the hero of the home, perfect for those cool winter nights.

With four good-sized bedrooms, there's room for everyone. Bedrooms 1 & 2 are complete with air-conditioning, while bedrooms 3 & 4 include ceiling fans and built-in storage. The home also offers a neat main bathroom with shower, bath and vanity, plus a convenient separate toilet.

Step outside and you'll love the peaceful backyard - fully fenced for privacy, with easy-care gardens and plenty of room for kids, pets or future improvements. Underneath the home is powered, providing a fantastic opportunity to build a workshop, man cave, storage area or home gym. Fresh internal paint completed just 6 months ago means you can move straight in with all the hard work already done.

**TYPE:** For Sale

**INTERNET ID:** 300P190055

**SALE DETAILS**

**Offers Over \$649,000**

**CONTACT DETAILS**

**Dalby**

1 Black Street  
Dalby, QLD  
07 4662 2511

**Joy Sperling**

A true feel-good family home - you'll know it the moment you walk through the door.

#### Key Features

- 4 bedrooms | 1 bathroom | 4 car spaces
- Built in 1950 - full of charm & character
- Large lounge room with air-conditioning & high ceilings
- Kitchen/dining with upright electric stove & air-conditioning
- Central wood heater perfect for winter comfort
- Bedrooms 1 & 2 with air-conditioning
- Bedrooms 3 & 4 with ceiling fans & built-in cupboard
- Main bathroom with bath, shower & vanity + separate toilet
- Fully fenced backyard with low-maintenance gardens
- Powered under-house space - ideal for storage, man cave or home gym
- Freshly painted Inside and Out (completed 6 months ago)
- Move-in ready - nothing to do but enjoy!

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

- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 3







