

13 Jacob Street, DINMORE, QLD 4303

AFFORDABLE ENTRY LEVEL INVESTMENT HOME

This older home represents a genuine opportunity for buyers who value affordability, practicality and future potential over polish. Recently given a simple cosmetic tidy up, the house presents clean and functional, without pretending to be something it's not.

Inside you'll find three bedrooms and a straightforward floorplan that makes sensible use of the space. Flooring, paint and fittings are freshened up, providing a neat base that's perfectly liveable now while leaving plenty of scope to add value over time.

The kitchen and bathroom are serviceable rather than showpieces, matching the property's honest, no-nonsense appeal.

Set on a modest 417m² block, the yard is easy to manage with room for pets, kids or further landscaping if desired. Off-street parking and simple outdoor areas add to the property's practicality, while the overall layout will appeal to buyers looking for a home they can improve gradually rather than take on a major renovation all at once.

This is a solid option for first-home buyers entering the market, investors chasing a

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: 300P195990

SALE DETAILS

Offers from \$649,000

CONTACT DETAILS

Ipswich

8 Downs Street
North Ipswich, QLD
07 3201 3600

Stewart Prior
0418 227 194

straightforward rental, or renovators seeking a low cost starting point in an established pocket of Dinmore.

Whilst the photos present the home vacant, they were taken approx 14 months ago to advertise seeking tenant - it is suggested that an inspection will give you the clearest sense of where it sits and what it offers.

Home currently tenanted at \$500/week on short lease - current rental appraisal suggests \$540/week.

Property Features:

- Dual St Frontage
- 2x Living space
- Alfresco / outdoor entertaining area / 3rd carport
- Not affected by previous flooding

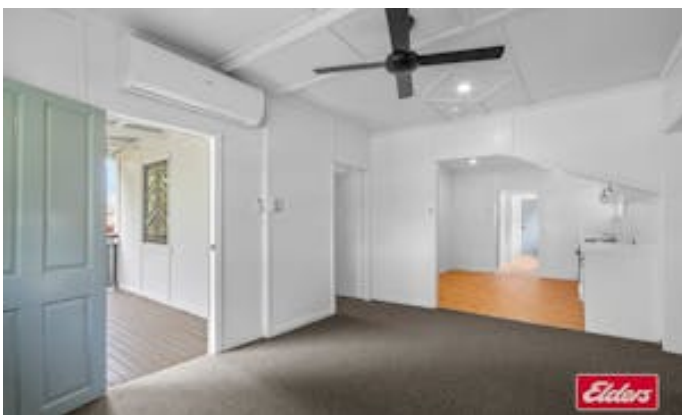
All following done 2025:

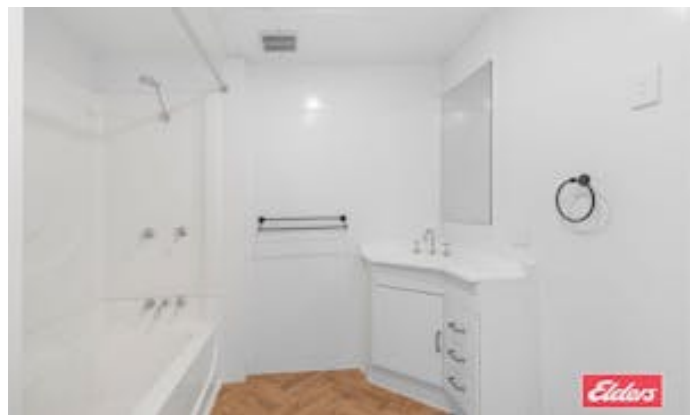
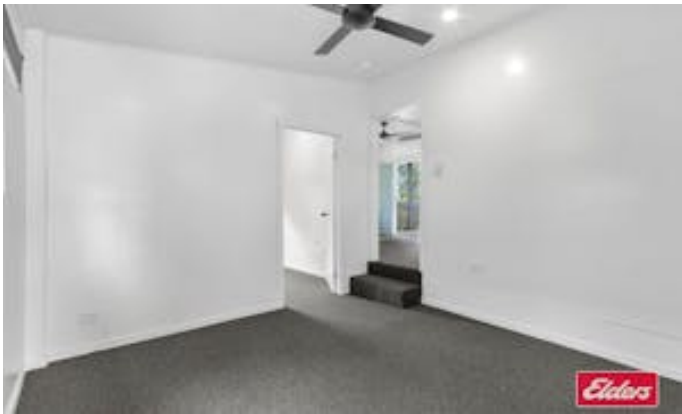
- New roof + gutters with premium insulation
- Painted inside + outside
- New fencing on 3 sides
- Double Tandem Carport
- New hot water system
- New A/C
- New LED lighting throughout
- New ceiling fans throughout
- New carpet + vinyl floors throughout

If you're looking for value, honesty and potential rather than perfection, 13 Jacob Street is well worth a closer look.

Contact "The Trusted Name" - Stewart Prior - 0418 227 194 - today to arrange a viewing!

- Land Area 417.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport









13 Jacob Street **DINMORE**

3 Beds | 1 Bath | 2 Car | 127m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.