



## 59 Main Street, NORTH TALWOOD, QLD 4496

RARE OPPORTUNITY TO PURCHASE 4 BEDROOM LIVING QUARTERS WITH ESTABLISHED MECHANICAL SHOP ATTACHED

**AREA & TENURE:** 59 Main Street, Talwood. L11 T53913, 0.1012 hectares (0.25 acres). L2 12-13 T53913 0.3022 hectares (0.746 acres).

**RATES:** Goondiwindi Regional Council, Lot 11 \$455.10 half yearly with discount. Lot 2 \$1,216.51 half yearly with discount.

**SITUATION:** Located on the corner of Main Street and the Talwood/Mungindi Road in the village of Talwood. Talwood is located off the Barwon Highway, 100 km west of Goondiwindi, 112 km east of St George.

**SERVICES:** Primary school, post office, general store and police station located in Talwood. Primary and secondary schools and all rural and health services, sporting and cultural amenities in Goondiwindi or St George.

**DESCRIPTION:** Approximately 14m x 18m enclosed shed situated on Lot 11 with Lot 2 adjoining behind the shed for a total area of 0.4034 hectare (1 acre). The eastern side of the shed has a 2 storey comfortable residence incorporated into the structure. The upper level consists of 4 bedrooms with built in cupboards, toilet and shower. The lower level consists of an open plan kitchen, dining and living/recreation area. There is carpet

**TYPE:** Sold

**INTERNET ID:** 300P59720

**SALE DETAILS**

Offers over \$200,000 considered

**CONTACT DETAILS**

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52 Marshall Street  
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through out the residence. Behind the residence is a separate shower and toilet, chicken pen and garden. The western end of the shed is utilized as a mechanics workshop with all cement floor and car hoist. The entire front of the shed has a cement pad. Solar panels are located on the roof. A good size vacant area that could be used to park equipment at the rear.

This opportunity would suit a contractor looking for a base, mechanic looking to work out of the area or someone just looking for an affordable, comfortable residence and shed.



