



## 13 Phoenix Street, MALANDA, QLD 4885

### SOLID HOME ON A DOUBLE BLOCK!

Positioned in the heart of Malanda, this enormous solid brick home offers endless potential for those looking to renovate, invest, or develop. Set across two titles, Lot 27 (847m<sup>2</sup>) and Lot 26 (931m<sup>2</sup>), this property provides a rare opportunity in a highly sought after location.

Inside, you'll find a generous floorplan featuring four bedrooms, a family bathroom with a separate toilet, and a large lounge and dining area enhanced by a charming two way fireplace. The functional kitchen offers ample space with a room to the side that could easily be converted into a butler's pantry.

The home retains beautiful polished timber floors, adding warmth and character throughout, and while some renovations would bring it up to today's modern standards, the solid bones and layout make it an ideal foundation for transformation.

Outside, there's a carport, sheds, and plenty of space for gardens or outdoor entertaining. With dual street frontage and excellent exposure, this property is also a smart investment opportunity, renovate the home and sell off the adjoining block, or simply enjoy the expansive double allotment yourself.

**TYPE:** Sold

**INTERNET ID:** 30P1794

#### SALE DETAILS

**\$604,500**

#### CONTACT DETAILS

##### Malanda

21 James Street, Malanda  
Malanda, QLD  
07 4096 5666

##### Janine Rielly

0407 032 422

Key features:

- 4 spacious bedrooms with built in wardrobes
- 1 bathroom + separate toilet
- Large lounge & dining area with two way fireplace
- Functional kitchen with room for a butler's pantry
- Polished timber floors throughout
- Carport and multiple sheds
- Two titles: Lot 27 847m<sup>2</sup>, Lot 26 931m<sup>2</sup>
- Exceptional location in the heart of Malanda

Opportunities like this don't come along often. Solid, spacious, and superbly located. Call Janine to arrange an inspection on 0407 032 422.

Other features: Close to Schools, Close to Shops, Openable Windows

- Land Area 1,778.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Single carport





# FLOOR PLAN

13 Phoenix Street, Malanda

