



11 Scouller Street, CHINCHILLA, QLD 4413

QUIET LOCATION AND MOVE IN READY – FOR THE SAVY BUYER

This charming low maintenance cottage has sprung onto the market and is sure to lure both the first-time homeowners and investors alike.

Not short on street appeal the exterior is neat and tidy and positioned well on its 800sqm and includes a shed with one car space and workshop area. All contained within a fully fenced yard coming complete with bore and rainwater tank for the garden minded.

Big Big Bonus! 11 Scouller is move in ready with two spacious bedrooms at the rear with open plan living and dining spaces located at the front of the home along with a sunny front deck.

The kitchen is quite spacious having been fitted with generous cabinetry and ample bench tops including breakfast bar, electric stove with rangehood and side pantry.

Ticking the box - The bathroom and laundry are fitted out with modern features and easily accessed from all areas of the home. The anti-room is a handy space and compliments the flow of the home and includes a linen cupboard.

The main bedroom offers walk-in robe and bathroom access.

Another Big Bonus! The exterior is super low maintenance with its vinyl cladding to

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TYPE: For Sale

INTERNET ID: 50P0949

SALE DETAILS

Offers Over \$398,000

CONTACT DETAILS

Chinchilla

69 Heeney Street
Chinchilla, QLD
07 4669 1966

Di Ewen

walls, adjustable stumps and easy access ramp to the side. With generous 24.1m frontage, accessing the back yard is a breeze and there is plenty of yard space left for more sheds, a pool or parking toys.

Consider this -

- *You're buying a bargain
- *Low maintenance
- *You will be living in a brilliant position
- *Using your imagination to make it what you want
- *Tidy bathroom and laundry
- *Two bedrooms
- *Open plan kitchen, dining and living room
- *Sunny front deck
- *Older style shed with workspace
- *Town water, bore and rainwater tank
- *Fully fenced
- *No strata fees
- *Rates approx \$1,450 per half year

For the Investor approx. rent \$380.00 to 400.00 per week.

To start the journey, book an inspection or need more information contact Di Ewen

- Land Area 800.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage



