



21 Wood Street, CHINCHILLA, QLD 4413

AN OPPORTUNITY ARISES WITH EXTENSIVE POSSIBILITIES

This home is everything the first home buyer or investor is searching for.

It's not the norm that opportunities arise and come up for sale, particularly in this price bracket.

Now is your chance to secure your own investment with this outstanding opportunity to acquire an affordable home... The exceptional location of the property will please those wishing to be close to all the important amenities.

This home of character will be hard to resist. Whilst some renovation has been done, there are endless opportunities to be had, with the house situated on a large 809sqm block.

Enjoy the charm of the front deck, a great spot to share with a friend for a chat and a coffee.

You will find the living spaces appealing with timber floors and freshly painted planked walls. With some loving touches all could be transformed into beautiful living areas to

TYPE: For Sale

INTERNET ID: 50P0955

SALE DETAILS

Offers Over \$460,000

CONTACT DETAILS

Chinchilla
69 Heeney Street
Chinchilla, QLD
07 4669 1966

Di Ewen

be enjoyed by those that call 21 Wood Street home. The four bedrooms are carpeted and have access to dividing pocket rooms, ideal for an office, extra living space, or playroom. Unlimited potential.

A second bathroom is positioned between the master bedroom and the second bedroom.

The kitchen has undergone a pleasing upgrade with a generous number of cupboards and bench space. Modern cooktop, electric oven and featuring centre stage is a wood burning heater still leaving room for your dining table. A great area to bring the family together.

Upgrades to the bathroom ticks the box - new fixtures and fittings and freshly painted with new floor covering. A second separate toilet is situated off the laundry. The laundry is a space where a second fridge or freezer would fit comfortably leaving enough room to house shoes, coats, school bags and a broom cupboard.

An open deck overlooks the shady back yard and is a great spot to enjoy evening drinks, a barbecue and alfresco meals. The yard is easily to maintain and has plenty of potential to add a shed, veggie garden, or playground equipment.

For the Investor - Current market rent approx. \$500 to \$520 per week

Key features:

- * Affordable
- * Four bedrooms, two bathrooms
- * Freshly painted living areas
- * Polished timber floors in living areas
- * Split system air conditioning and wood burning heater
- * Second toilet off the laundry
- * Outdoor living areas both front and rear
- * 809sqm fully fenced allotment
- * Garden shed
- * Handy location
- * Truckloads of potential

Do not shy away from this one!!! Call Di Ewen for more details.

Other features: Close to Schools, Close to Shops

- Land Area 809.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Floorboards



