



## 13 Layne Crescent, CHINCHILLA, QLD 4413

Big on Space and Even Bigger on Features – Generous Home, Huge Block & Impressive Shed

Looking for space, versatility, and a property that ticks all the boxes? 13 Layne could be exactly what you've been searching for.

Currently tenanted but designed with family living in mind, this well-appointed 4-bedroom, 4-bathroom home offers a functional layout with plenty of room to grow. Whether you're investing or planning your next move, the options here are endless.

Welcoming you inside is a practical floorplan featuring a spacious open plan living and dining area, complemented by a modern kitchen with quality finishes and excellent storage. Flowing effortlessly outdoors, the covered alfresco area provides the perfect space for entertaining or unwinding.

Positioned on a generous 954sqm block, the property also boasts a double lock-up garage along with a large powered three-bay shed ideal for additional vehicles, storage, or workspace needs.

Property features:

**TYPE:** For Sale

**INTERNET ID:** 50P1023

**SALE DETAILS**

**\$685,000**

**CONTACT DETAILS**

**Chinchilla**

69 Heeney Street  
Chinchilla, QLD  
07 4669 1966

**Di Ewen**

- Four generously sized bedrooms, all with built-in robes and private ensuites
- Ducted reverse cycle air conditioning throughout
- Well-equipped kitchen with stainless steel appliances and ample storage
- Separate media room plus open plan living and dining
- Double lock-up garage with remote access and internal entry
- Powered three-bay shed with lighting
- Fully fenced yard with double side access
- 22,000L rainwater tank
- Additional separate toilet off the laundry

Currently tenanted until 15/08/2026 paying \$600 per week. Rental appraisal is estimated between \$620 and \$640 per week.

Council rates are approximately \$1,400 per half year.

To arrange your inspection of 13 Layne, contact Di today. Please note, a minimum of 48 hours' notice is required for inspections.

- Land Area 954.00 square metres
- Bedrooms: 4
- Bathrooms: 4
- 5 car garage



