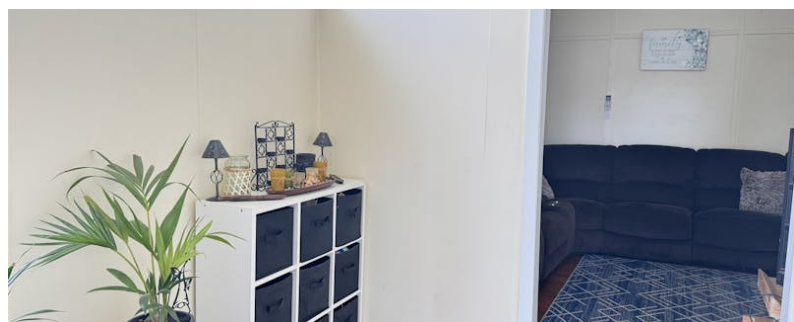




## 96 Boyd Street, CHINCHILLA, QLD 4413

READY, SET, BUY!! TIMBER HOME ON 923SQM

Don't rent your life away, buy yourself a future.

Priced to please this terrific home is easy on the pocket... It's simple and practical and you will instantly fall in love with its charm and warmth.

This sturdy timber home has a welcoming feel and its floorplan oozes with opportunity to introduce your own personality room by room. Yet, thanks to its great bones and tidy condition you can move in now and live comfortably as you plan your own future touches.

It is a perfect fit for a first home buyer wishing to take on a project to reflect their own style of décor and colour palette.

The home offers an inviting entry, three bedrooms, a large living area, side and front decks, well-appointed kitchen office space, as well as a very functional bathroom and two toilets.

The enclosed downstairs area is home to the laundry and has room to add extra storage space.

**TYPE:** For Sale

**INTERNET ID:** 50P1027

**SALE DETAILS**

**\$395,000**

**CONTACT DETAILS**

**Chinchilla**

69 Heeney Street  
Chinchilla, QLD  
07 4669 1966

**Di Ewen**

Features Include:

- \* Lots of character
- \* Front and side decks
- \* Three bedrooms, spacious entry and office space
- \* High ceilings, some polished timber floors, some tiled
- \* Split System air conditioning
- \* One bathroom, two toilets
- \* Large linen cupboards
- \* Spacious living area
- \* Functional kitchen, gas stove and gas hot water
- \* Garden shed, 5,000gl rainwater tank
- \* Fully fenced on 932sqm
- \* Solar power

For the Investor - Currently tenanted with a term lease 02/08/25 to 01/08/26 paying \$360.00 per week. With current market rent approx. \$440 - \$460 pw

With a little TLC, this property could transform into a truly exceptional family haven. The time for browsing is over now's the moment to act. Don't miss your chance to inspect!

- Land Area 923.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage

