



## 20 Hoffman Street, ROMA, QLD 4455

### Great Investment Home in a Quiet Neighborhood

There's something special about a home that instantly feels welcoming - and this charming Queenslander-style property does exactly that. Set on a spacious 1,012sqm block just a short stroll from schools, parks and the hospital, it's a home where family life unfolds with ease.

Framed by lush lawns and established gardens, the character begins at the front gate. Mornings can be spent on the classic front patio, coffee in hand, overlooking the peaceful greenery - a perfect start to each day.

Step inside, and the warmth continues. A central hallway leads you to four generous bedrooms, each with high ceilings. The front bedrooms boast beautiful timber French doors that open onto the patio. Comfort is assured year-round with evaporative cooling and split systems throughout.

The heart of this home is the expansive kitchen and dining space - family meals and everyday moments can be shared here. With plenty of cupboard and bench space, gas cooking and a dishwasher, it's designed to be as practical as it is inviting. Natural light filters through the large glass panel into the separate lounge.

**TYPE:** Under Contract  
**INTERNET ID:** 50P4944

#### SALE DETAILS

**\$469,000**

#### CONTACT DETAILS

**Morgan Rowbotham**  
0419 850 369

A flexible downstairs room offers exciting potential - whether you dream of a home office, kids' retreat, guest room or hobby space, it's ready to adapt as life changes. The renovated bathroom and laundry deliver function and freshness, making daily living comfortable and easy.

For those who crave extra storage or workshop space, the powered two-bay shed will be an instant favorite - room for tools, toys, and weekend projects alike. Double side gates, garden shed, and rainwater tanks complete a backyard that's perfect for children and pets to roam freely.

#### Property Features You'll Love

- Spacious Queenslander-style patio to enjoy the morning sunshine
- Four generous bedrooms
- Bright, open-plan kitchen and dining with loads of storage + gas cooking
- Separate lounge with full-height glass feature window
- Flexible downstairs office/rumpus room
- Renovated bathroom + separate renovated laundry
- Evaporative cooling + split systems for comfort year-round
- Powered two-bay shed with cement floor + driveway access
- Fully fenced 1,012m- block with side gates, garden shed & 2 rainwater tanks

Currently tenanted at \$500 per week until 07/09/2026

Rates approx. \$1,776.95 per half year

\*\* Photos shown are from previous advertising.

Contact Morgan Rowbotham on 0419 850 369 to arrange an inspection of this home. We will require a minimum of 48 hours notice prior to access.

- Land Area 1,012.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- Single carport





