



## 33 Condamine Street, CHINCHILLA, QLD 4413

### PRIME LOCATION – CHARACTER HOME WITH STYLE AND CHARM

You simply can't get much better than this, with this fantastic opportunity to purchase a gorgeous property in such a great location, only a short stroll to Chinchilla's popular social venues. Primary schooling just moments away, it is centrally located, taking advantage of everything Chinchilla has to offer!

Lovingly cared for this character home is situated on a spacious 1,012sqm block and is a must-see for anyone looking for a family home only minutes from our vibrant CBD. On entry your provided with an immediate welcome with the hospitality continuing through the home. Soaring ceilings and VJ walls frame the interior with timber floors hidden beneath the carpets, air conditioned lounge room.

As you would expect, the rooms are large and airy with the family friendly lounge interacting beautifully with the adjoining kitchen and dining areas. The bay window with its seat adds character to the spacious main bedroom and includes a large built-in robe. The remaining two bedrooms open to the side verandah which makes an ideal sunroom.

True to its the era, the heart of the home is the kitchen which comes complete with electric appliances, plenty of bench and storage spaces and opens onto the sunny back

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**TYPE:** For Sale

**INTERNET ID:** 50P5040

**SALE DETAILS**

**Offers Over \$485,000**

**CONTACT DETAILS**

**Chinchilla**

69 Heeney Street

Chinchilla, QLD

07 4669 1966

**Di Ewen**

deck. Which is also home to the laundry and separate toilet.

There are plenty of storage opportunities on the ground floor, fully concreted with a toilet and old shower room. Ideal for storing garden equipment, play space for the kids or hobby room. There is enough room for a small vehicle as well with access from the front.

From its central location within walking distance to all town facilities including parks and schools to its already pleasing presentation 33 Condamine Street is ready for tweak here and there to unveil its true charm.

Features include but aren't limited to:

- The property's uniqueness and character
- Location
- Gorgeous timber floors - a hidden treasure
- VJ walls and high ceilings
- Three bedrooms plus side verandah
- Central lounge room and designated dining room
- . Automatic outdoor blinds to bedroom windows
- Loads of storage on ground level
- . Solar system
- Three bay carport
- Small Rainwater tank
- Impressive 1,012sqm block

\*For the investor, current rental market rent is approx. \$500â##\$520 per week.

Lovingly owned by the same family since 1972. First time on the market for over 54 years so don't miss out on this incredible opportunity. Contact Di Ewen today to arrange an inspection!

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3





