



## 13 Sheridan Street, CHINCHILLA, QLD 4413

### Best Buy in a Family-Friendly Estate

Located in the sought-after Bottletree Estate, this modern family home offers convenience and comfort, just minutes from the local high school and town centre. Whether you're a homeowner or savvy investor, this property presents an outstanding opportunity.

Designed with space and functionality in mind, the home features multiple living areas and a generous open-plan layout. Easy-care tiles flow through the main living zones, while carpets add comfort to the bedrooms and front lounge.

The contemporary kitchen is equipped with quality stainless steel appliances and overlooks the dining area, seamlessly connecting to the outdoor alfresco-perfect for entertaining.

The master bedroom includes a spacious ensuite and walk-in robe, while the remaining three bedrooms are fitted with built-in wardrobes. The family bathroom is well-appointed with a bath, shower, and separate toilet.

Step outside to a covered entertaining area overlooking a large backyard with plenty of

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 50P5055

**SALE DETAILS**

**\$585,000**

**CONTACT DETAILS**

**Chinchilla**

69 Heeney Street

Chinchilla, QLD

07 4669 1966

**Di Ewen**

room for kids and pets. With the potential to create side access, this property offers endless possibilities. The home is solid and well-maintained, with scope to add your own modern touches.

Property Features:

- 862sqm fully fenced block
- Air-conditioning and ceiling fans
- Two separate living areas
- Neat and tidy street appeal
- Spacious, low-maintenance design
- Quiet, destination-only estate

Additional details:

- Rates: Approximately \$1,400 per half yearly
- Tenancy: Tenant Currently Vacating
- Current Market Rent: \$580.00â##\$600.00 per week

Disclaimer: The images shown are indicative only and may not reflect the current condition of the property due to tenancy.

Don't miss your chance to secure a fantastic home without the hassle of major renovations.

Contact Di Ewen on 0428 627 647 for more information.

Other features: Close to Schools, Close to Shops

- Land Area 862.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite



