



## 14 Powell Street, ROMA, QLD 4455

### Two Bedroom Home on a Spacious 1012m<sup>2</sup> Allotment

This neat two-bedroom home is positioned in a quiet neighborhood on a generous 1,012m<sup>2</sup> allotment, within walking distance to the local school and newly upgraded park.

Full of quaint cottage appeal, the home offers comfortable, low-maintenance living while still providing ample room to expand. The large backyard presents endless possibilities for those with a passion for gardening, outdoor entertaining, or simply enjoying the open space. Established shady trees surround the yard, creating a private and peaceful setting.

Inside, the home features an open-plan kitchen and lounge area, forming a functional and welcoming central living space. An island-style bench connects the kitchen to the lounge room, providing additional preparation space and a casual spot for seating. The lounge area is carpeted for added comfort, while the kitchen includes electric cooking and practical storage.

The main bathroom is complete with a shower, vanity and toilet, while a separate laundry is conveniently positioned along the rear of the home, providing easy access to the backyard.

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:** 50P5074

**SALE DETAILS**

**\$330,000**

**CONTACT DETAILS**

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**Morgan Rowbotham**

0419 850 369

Both bedrooms are well-sized and feature built-in cupboards, air-conditioning and carpet flooring.

To the rear of the property, you'll find ample shed space including a section that could easily be utilised as a "man cave" - perfect for hobbies, projects or additional storage. The shed features double door access to the main area, along with rear and side entry points, concrete flooring and power. An additional fenced space behind the shed provides a practical area that could be used as a dog pen or vegetable garden.

#### Home Features:

Small front entry verandah, perfect for enjoying your morning coffee

Air conditioning to both bedrooms and the main living area

Kitchen equipped with electric cooking

#### Outdoor Features:

Double carport positioned to the rear of the home

Cosy pergola seating area with brick flooring - a great spot to relax

Fully fenced yard with double gate vehicle access and a gravel driveway

Ample shed space

Additional fenced section suitable for a dog pen or vegetable garden

Whether you are looking for a cosy home to call your own or a savvy investment to add to your portfolio, this property is well worth an inspection. Contact Morgan Rowbotham on 0419 850 369.

#### Tenancy Information:

Lease 31/10/2025 - 2/01/2026 at \$320.00 per week

#### Rates Information:

Recent advice is \$1360.00 per 6 months

- Land Area 1,012.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Double garage
- Double carport



