



## 14B Skewis Street, CHINCHILLA, QLD 4413

### IMPRESSIVE STAND-ALONE VILLA – COMFORTABLE LIVING AT ITS FINEST

Beautifully presented and meticulously maintained, this three-bedroom, two-bathroom stand-alone villa with solar system installed and garden shed is sure to catch the eye of the astute investor, first homeowner or someone ready to downsize.

The open plan living area is expansive, flowing seamlessly to the outdoor entertaining space and private courtyard. The stylish kitchen has been thoughtfully planned out with stainless steel appliances, ample bench and storage space including pantry and dishwasher. Complementing the kitchen is a dedicated dining area that flows seamlessly into the adjoining lounge.

All three bedrooms include built-in robes and soft carpet underfoot, while the well-appointed main bathroom features a separate shower, full-sized bath and large vanity. Security screens have been fitted throughout for added peace of mind.

The fully fenced yard forms a private courtyard which has been beautifully landscaped and includes two 5,000 litre water tanks and small garden shed.

#### Additional features include:

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:** 50P5091

#### SALE DETAILS

**Offers Over \$445,000**

#### CONTACT DETAILS

**Chinchilla**

69 Heeney Street  
Chinchilla, QLD  
07 4669 1966

**Di Ewen**

\* Fully ducted reverse cycle air conditioning and fans through-out for all year-round comfort.

\* 9.6kw Solar System installed

\* Near new dishwasher

\* Two 5,000 litre rainwater tanks plumbed to toilets and laundry

\* Easy to manage landscaped garden with established lawns.

\* Single car garage under roof plus spacious concrete parking pad attached to driveway.

\* Positioned in a quiet area only minutes from town.

\* For the investor â##

Estimated rental return: \$450â##\$470 per week

Council rates approx. \$1377 per half year.

Offering far more space than you might expect, this quality villa combines comfort, practicality and privacy in a highly convenient location.

Contact Di Ewen today for further information or to arrange your inspection.

- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1







