



## 3 William Street, ROMA, QLD 4455

### Charming Queenslander on Spacious Allotment

Positioned on a generous 1,212m<sup>2</sup> allotment, this charming Queenslander beautifully combines timeless character, spacious living, and exciting future potential in a welcoming setting. Framed by a gorgeous wrap-around verandah, the home invites you to unwind with your morning coffee while soaking in the sunshine and watching the world go by.

Stepping inside, the home immediately showcases the charm Queenslanders are renowned for, with stunning timber flooring, high ceilings, ornate decorative features, and a soft natural colour palette. The main living space offers versatility for both lounge and dining living, providing a comfortable central hub for everyday family life.

Flowing down the hallway, the kitchen has been designed with practicality in mind, offering ample cupboards, bench space for easy day-to-day living and electric cooking. Convenient external access also creates seamless connection to the backyard and outdoor areas.

There are three spacious bedrooms. Two bedrooms positioned at the front of the home feature carpet flooring, split system air conditioning, and a stunning set of French doors open directly onto the front verandah, enhancing both natural light and character

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**TYPE:** For Sale

**INTERNET ID:** 50P5112

**SALE DETAILS**

**\$475,000**

**CONTACT DETAILS**

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**Morgan Rowbotham**  
0419 850 369

appeal. Privately positioned toward the rear, the generously sized main bedroom includes an oversized walk-in wardrobe, creating a comfortable retreat away from the main living spaces.

Centrally located between the bedrooms, the bathroom is well-appointed with a shower, bathtub, vanity, toilet, and tiled flooring for easy maintenance.

Outside, the expansive 1,212m<sup>2</sup> allotment presents as an outstanding blank canvas with secure fencing already established, offering endless opportunity to further enhance the gardens, lawns, or outdoor entertaining spaces. A double bay powered shed with concrete flooring, side PA door access, and single roller door entry from the driveway provides excellent storage and workspace options.

Additional Features:

Adjustable stumps underneath the home

Dog pens to remain with the property

Some fitted Crimsafe screens

Updated internal paintwork to sections of the home

Powered double bay shed with concrete flooring and side PA door access

This classic Queenslander presents an outstanding opportunity for buyers seeking character, space, and room to make a home truly their own. Contact Morgan Rowbotham on 0419 850 369 to arrange an inspection.

- Land Area 1,212.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage





