

1 First Avenue, Chinchilla, Qld 4413



Sold House

Wednesday, 6 December 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 602 m2

Type: House



Warren Barker - Chinchilla

\$330,000

This double storey charming character home is in the heart of Chinchilla's CBD. Everything is on your doorstep on this corner block on First Avenue. With low maintenance cladding and render this home is virtually maintenance free. The home features some high ceilings, original timber staircase and timber panelling. Make the most of the diverse living options as the upper level provides 3 great size bedrooms - the main with ensuite whilst the lower level offers the kitchen, dining, lounge room, main bathroom, laundry, 4th bedroom and second living area/office. The home has been freshly painted and new carpet, blinds and curtains installed. 1 First Avenue is located perfectly to take advantage of the shopping centre, schools, eateries, coffee shops and medical centre. A commercial opportunity also exists with council approval for this great property. There is the option to also purchase the adjoining 23 Middle Street which is also coming to the market. Features of the lower level include:

- Welcoming large lounge/dining room with wood heater, ceiling fan and split system air conditioning
- Eat in kitchen with tiled bench and great cupboard space, pantry, new 5 burner gas upright stove, tiled fridge cavity, ceiling fan and dishwasher
- Great storage under the stair cavity
- Tiled family bathroom includes bath, shower, and vanity and separate toilet and hand basin
- 4th bedroom opens to the outside via multiple doors
- 2nd tiled living room with split system air conditioning. Has a separate entrance from the enclosed sunroom gives the option to utilize this room as a home office
- Large laundry with double sink, built-in cupboards and enough room for an extra fridge or freezer
- Further storage is available in a built-in cupboard off the laundry

Features of the second storey include:

- Large main bedroom with ceiling fan, built in cupboards, ensuite with timber feature paneling which includes shower, vanity, separate toilet and attached dressing room
- 2nd and 3rd bedrooms are good size - both have built in cupboards and the 3rd has a built-in storage nook
- All upstairs bedrooms open onto the eastern facing upstairs verandah
- Built in storage nook in the hallway

The fully fenced yard includes rainwater tank and low maintenance gardens and plantings. Some watering systems are in place for ease of watering. A single lock up garage and off-street parking spaces completes the property. NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details