

# 10 and 12 Byron St, Alpha, Qld 4724

## House For Sale

Saturday, 11 November 2023



10 and 12 Byron St, Alpha, Qld 4724

Bathrooms: 2

Parkings: 3

Area: 2024 m2

Type: House



Ed Wood

0428874240

**\$82,000**

10 and 12 Byron St, Alpha. Spacious yet compact cottage, situated amongst matured trees on a higher ridge of the Alpha alluvial flood plain. Two titles, covering approx. 2024m<sup>2</sup> Lot 1 /RP604397 1012m<sup>2</sup> is the Vacant Lot 2 RP604397 1012m<sup>2</sup> is the House Block. The dwelling is surprisingly roomy approx 102m<sup>2</sup> with 3 Bedrooms - 2 Bedrooms approx 4 x 4 mtrs with an additional sleep out approx 6 x 2.5mtr adjacent to front door, 1 Bathroom, additional shower area, along with a smaller 2x2mtr "sowing" room, an open 4.5 x 8mtr Lounge room and an additional open space of approx 3 x 6 mtrs sits between the Lounge and the approx 6 x 3 mtrs Kitchen. Vinyl of varying quality covers the "upstairs" areas. Steps from the Kitchen/living area access the rear of the roofed area that is occupied by a ground level fully concreted and louvered general living area. An additional Shower and toilet are located in this downstairs area. The majority of the perimeter concrete stumps are in reasonable order whilst the internal stumping of steel box section looks to be in good order. Vinyl Cladding has been fitted to the property and looks to be in good condition and the roofing is Corrugated Iron. NBN has recently been connected to the property. Property Features include: • Enclosed Front verandah /porch • Two bedrooms plus sleep out • Large central living room • Combined kitchen and dining area • Open galley style kitchen • Vanity and bathroom with separate toilet to the rear • Enclosed downstairs • Louvered undercover attached concreted patio area • Laundry located downstairs. Offered for Vacant possession. Inspections by appointment. Contact: Alpha based Real Estate agent Ed Wood 0428874240.

About Alpha. Alpha was named after an early property in the area which was taken up in 1863 and then became established on the alluvial flood plain of Alpha Creek as a service town for the Central Western Railway. It previously was the Seat of the Jericho Shire, however with amalgamation, it is a key centre in the Barcaldine Regional Council. Located on the Capricorn Highway and junction with the Tambo to Clermont Road, its streets are named after poets, the main street being Shakespeare Street. Beef Cattle industry, Local Government, State Health and Education, Quarrying, various private contractors and business provide employment. Alpha is the site of Queensland's first co-located hospital, ambulance, police, fire and emergency services facility, built in 2016. "The Alpha Hospital and Co-Located Emergency Services facility will provide better integrated emergency responses and services for the Alpha community and region," he said. The new hospital includes 24-hour emergency access, two inpatient beds, two observation beds and two resuscitation bays, private practice clinic facilities, a four-bed residential aged-care facility, outpatient treatment facilities, tele-health facilities and non-clinical support services. Medical Air transport to Brisbane is also utilized. Alpha State School is a government primary and secondary (Prep-10) school. The nearest secondary schools to Year 12 are in Barcaldine 140 kilometres (87 mi) to the west and Emerald 169 kilometres (105 mi) to the east. Alternatively, there is distance education and boarding schools. Alpha State School provides support to students studying Years 11 and 12 by distance education. NBN comes to ALPHA. As of October 2023, Alpha is connected to the NBN. Alpha has a tourism information centre, golf course, art gallery, showground, parks, swimming pool, tennis courts, museum, hardware store, newsagents, bank, pub, grocery store, baker, post office, Roadhouse, craft shop, hairdresser, pharmacy, hospital, police station and fire station. and Barcaldine Regional Council operates a library