

**11 Burns Street, Fernvale, Qld 4306**

**STRUD**

**House For Sale**

Sunday, 26 May 2024

11 Burns Street, Fernvale, Qld 4306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 3537 m2**

**Type: House**



Jesse Patrick  
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## OFFERS OVER \$649,000

A spacious 3,537m<sup>2</sup> property situated just one street back from Main Street, offering prime location and a unique opportunity for various lifestyles. This charming 3 bedroom, 1 bathroom home is perfect for families, investors, and those seeking abundant space, comfort, and versatility. Step inside to find a welcoming atmosphere with air-conditioned living spaces designed for comfort. The open-plan layout ensures a light-filled and inviting environment, perfect for family living and entertaining. The spacious kitchen offers plenty of room for meal preparation and storage, making it the heart of the home where family members can gather and enjoy quality time together. One of the standout features of this home is the large back patio, perfect for outdoor entertaining or simply relaxing while overlooking the expansive yard. This space provides an excellent setting for BBQs, family gatherings, or enjoying a peaceful morning coffee. The expansive, flat, and usable land is another highlight of this property. With side access on both sides, there's ample room for parking caravans, boats, or additional vehicles. This accessibility, combined with the large plot, provides endless possibilities for outdoor activities, future extensions, or even the addition of a pool or larger shed. Three garden sheds provide plenty of storage space for tools, equipment, or hobbies, making it ideal for those with a penchant for gardening, DIY projects, or who need extra storage space. The property's current rental arrangement, collecting \$490 per week, makes it an excellent investment opportunity. The established rental income provides immediate returns and offers potential for future capital growth, especially given the property's prime location and substantial land area.

Features of this Home:

- Three Bedrooms + BIR
- Reverse Cycle Air-conditioning
- Three Garden Sheds
- Open Plan Living Areas
- Spacious Kitchen
- Large Back Patio
- Large Lifestyle Block
- Rear Yard Access
- Fully Fenced 3,537 m<sup>2</sup> Block
- Established Gardens

Location:

- 2 minute drive to Fernvale Bakery
- 3 minute drive to Fernvale State School
- 3 minute drive to local shopping centres
- 15 minute drive to Ipswich CBD
- 25 minute drive to RAAF Base Amberley
- 45 minute drive to Brisbane CBD

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