

# 11 Junee Court, Woombye, Qld 4559

CENTURY 21

## Sold House

Friday, 18 August 2023

11 Junee Court, Woombye, Qld 4559

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 800 m2

Type: House



Gary De Paoli  
0754421888



Sheree Jones  
0493427400

**Range: \$680,000 - \$800,000**

Welcome to this charming, solidly built brick home in need of some TLC. Tucked away in a quiet cul-de-sac on a spacious 800m<sup>2</sup> block with established gardens, this property has incredible potential for someone with a vision and a passion for improvements. If you enjoy being outside and in the garden, you'll notice, with a little love and attention, the landscaping could transform into a beautiful oasis, perfect for outdoor entertaining or simply enjoying some peace and quiet. A highset design with entry at street level and masses of multipurpose space under. Inside, the house is in need of updating, but the bones are solid and the potential is undeniable. Comprising of three bedrooms, three bathrooms in total, lounge, pleasant kitchen with adjacent dining, north facing front patio, expansive covered rear deck, single lock up garage, and laundry. Hardwood timber floors (under floor coverings), ceiling fans, split system air-conditioning in lounge/dining, separate shower and bath in family bathroom, built-ins in all bedrooms, gas cooktop, sliding security screen door to patio, and side access – are all existing features of note. The underneath area offers additional multi purpose space and bathroom facilities in place, so converting to granny flat style accommodation is a very viable possibility, or even home office/salon. While this property does need work, it presents an incredible opportunity for someone looking to make their mark on a home and truly make it their own. With some creativity and elbow grease, this house could become a true gem in a desirable neighborhood. Currently tenanted until October 19, 2023 @ \$520 per week (potential increase to \$590-\$620 per week) – this would be a great addition to any investment portfolio. From here it's approximately a 10 minute walk to the local state primary school and town, and a 20 minute walk to Suncoast Christian College over the Kiel Mountain overpass; Palmwoods and Nambour are a 6-7 minute drive, and it's only 20 minutes to the coast. Looking for that extra income - this property also has the potential to create dual occupancy downstairs. June Court is a truly lovely, tightly-held neighbourhood – a wonderful place to anchor down and call 'home.' \* Solid brick home, circa 1985 on 800m<sup>2</sup>\* Quiet, sought-after family-friendly cul-de-sac \* Backing directly onto leafy, treed parkland\* 3 bedrooms, 3 bathrooms, open plan living\* Pleasant kitchen - gas cooktop & elec. oven\* Delightful north facing front patio at entry\* Covered rear deck with elevated area views\* Masses of multipurpose space under + SLUG\* Side access, potential to create dual living\* Currently tenanted @ \$520 pw until Oct 19/23\* Walk to local schools, bus, and village hub\*\* PHOTOS TAKEN BEFORE PROPERTY WAS TENANTED IN 2018 \*\*Disclaimer: The information statements, views/or opinions expressed in this publication are to be used as a guide only. Neither the Seller nor Century 21 Living Local nor any person involved in the preparation of distribution of this material gives any guarantee or warranty concerning the accuracy or validity of its contents nor will they accept any liability. All prospective Buyers should make their own enquiries and satisfy themselves by inspection or otherwise as to the suitability of the property.