

12 Frame St, Chinchilla, Qld 4413



House For Sale

Friday, 3 November 2023

12 Frame St, Chinchilla, Qld 4413

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 861 m2

Type: House



Dallas La Bertaudiere

offers over \$385,000

Quality four-bedroom house is a perfect blend of modern elegance and comfortable living. This property is all about space, style, modern living, and functionality. Fully fenced property with low maintenance landscaping and a large back yard with side access on 861sqm. 1km from the CBD located in the Bottle Brush Estate, close to schools. Currently tenanted for \$450 per week. Chinchilla has a rental yield of 8.2%, a rental population of 33.47% and a current vacancy rate of 0.84%. Chinchilla has a diverse economic base with agricultural and mining industries, reinforces Chinchillas long term economy. Features of property:• Reverse cycle ducted air-conditioning for all year comfort• Master bedroom with built-in robes and ensuite for added convenience• 3 additional bedrooms (2 with built-ins)• Open plan living• Separate lounge room • Main bathroom with separate bath and shower, with separate toilet• Galley kitchen with electric oven, dishwasher, pantry, breakfast bar and ample bench space• Internal laundry room with linen cupboard• Security screens throughout property• Double lockup garage with internal access close to kitchen• Tank water dedicated to the toilets• Lounge room and bedrooms carpeted, tiles throughout the rest of the house• Large fully fenced rear yard provides privacy and security for your family• Fixed Lease with long term tenantsChinchilla is a friendly country township, with quality country people 290km west of Brisbane. You will be surprised by Chinchilla has to offer:• Botanic Parklands and water park• Biannual melon festival• Great Fishing at the weir – golden perch, Murray cod and silver perch• Aquatic and Fitness Centre• Fossicking• 3 primary schools and 2 high schools• Golf course, motor cross, polocrosse, pony club, racetrack & shooting range. • Numerous sports• Major shops such as Kmart, Woolworth• Numerous Fast-Food outletsPlease do not enter the property, for a private inspection call Dallas 0424 335 262Information Disclaimer:The information provided in relation to this property to the best of our knowledge and resources, the agent shall not be held accountable or responsible for its accuracy. All buyers should conduct their own independent research and consult professionals to conduct due diligence before purchasing this property. Under no circumstances are you allowed to enter the property without the agent. The agent reserves the right to properly qualify any potential buyers before an inspection and has the right to refuse any inspection without explanation. Animals are not allowed at inspections; this is to ensure the health and safety of the agent and the occupants of the property.