

12 Graham Street, Koumala, Qld 4738



House For Sale

Thursday, 30 November 2023

12 Graham Street, Koumala, Qld 4738

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1012 m2

Type: House



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\$320,000

Have you been looking for a Queenslander on a quarter acre block with town water and easy access to the Bruce Highway and Bowen Basin Mines? 12 Graham Street, Koumala might tick the boxes for you! This grand old Queenslander has been moved to its current location some time ago (by a previous owner), with scope to build in underneath (house has been raised to legal height), possibility of dual living, or additional bedrooms, bathrooms and entertaining areas. Upstairs you will find 2 bedrooms, plus sleepout, main bathroom, separate toilet, generous sized lounge, dining and kitchen, this home has some old-world charm and features that are rarely found in our area today. ****PLEASE NOTE THAT BOUNDARY LINES SHOWN ON PHOTOS ARE INDICATIVE ONLY**** Mackay Regional Council Rates: TBA Water is a user pays system. Rental Appraisal: \$370 - \$400 per week (subject to market changes). Features of 12 Graham Street:- Fenced 1012sqm block with side access- 12 panel solar system - Room to house 4 cars (tandemly) - Town water, septic system (services every 3-6 months)- 2-bedroom, 1 bathroom, sleepout Queenslander- Front porch, both front and back stairs are wide to allow for dual usage - Bedrooms with built-in wardrobes- Bathroom with shower over bathtub, separate toilet- Polished timber floors- Ceiling fans- Equipped kitchen, electric cooking- Downstairs (house raised to allow legal height underneath)- Plumbing in place for additional shower and toilet downstairs - Cladded exterior, timber and fibro interior - 20-minute drive to Sarina, 47 minutes to Mackay, 2 hours out to the Bowen Basin Mines- Moments to Koumala Pub, local store, Post Office and Mechanic - Rocky Dam boat ramp a short drive To fully appreciate the opportunity to buy into the tightly held Sarina & The Beaches Market an inspection is simply a must! Disclaimer: The Agent does not give any warranty as to errors or omissions, if any, in these particulars, the provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.