

**12 Neville Street, Meringandan West, Qld 4352**

**Sold Acreage**

Thursday, 22 February 2024



12 Neville Street, Meringandan West, Qld 4352

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 4400 m2**

**Type: Acreage**



Melita Bell

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Pam Goodbody

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**\$501,000**

Are you looking for a home on an acre-plus block with limitless potential? This home MUST be on your list! Here we have a property with the foundations to be a great family home... Perfectly positioned on a 4,400m<sup>2</sup> block, there is plenty of room inside and out plus an approx. 9m x 6m powered shed! This is the perfect home for the tradie or if you are wanting to break into the market, located in a great area in Meringandan West and just a short drive to Highfields with schools, shopping centres and all the conveniences you will require. From the moment you enter this home, you'll instantly appreciate the living spaces and easy, functional layout. On offer is a good size living area with wood heater, leading through to the spacious kitchen/dining area with exposed timber ceilings, a large separate internal laundry and back deck looking out to the amazing yard. The kitchen offers ample bench and cupboard space including an electric free-standing oven, pantry, and is the perfect place to create your favourite culinary delights in complete comfort and great views of the backyard. Each of the four bedrooms are good in size, one with large built-in robes. The bathroom offers a shower over the bath plus a separate toilet. Step outside to the front undercover deck, fantastic for family BBQ's and has plenty of room for the kids and pets to run and play. Extras include a garden shed, rainwater tank, and ample side access offering plenty of room for all your toys! This home is not to be missed! General rates: Approx. \$799.00 net per half year Water rates: approx. \$315.29 net per half year plus consumption Primary school state catchment: Meringandan State School High school state catchment: Highfields State Secondary College Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.