

13 The Strand West, Thabeban, Qld 4670

House For Sale

Wednesday, 22 November 2023



13 The Strand West, Thabeban, Qld 4670

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 725 m2

Type: House



Tim McCollum

0427523088

OFFERS ABOVE \$600,000

Offering 2 large separate lounge rooms, the second lounge room can easily become a particularly large 4th bedroom/teenagers retreat if desired or a huge work from home space or just a conventional rumpus room. A lowset brick and tile home located in a proud street which is noticeable as you drive in. The home has been exceptionally well kept by its house-proud owner occupiers of which is very evident, providing you a quality home that is ready to move in without any work required to bring it up to standard. Positioned on a 725m² corner block with a double attached lock up garage plus easy access to a 7.5m deep shed that is 4.5m wide. Upon entry you'll be happy to see the home captures beautiful breezes and is light and airy with a north/south aspect ensuring comfortable living all year round. Consisting of a carpeted open plan lounge as you enter overlooking your beautifully landscaped front yard. The kitchen presents in a near new condition hosting diamond gloss bench tops, quality appliances and plenty of cupboard and storage space. The master bedroom is complete with an ensuite bathroom and walk-in robe, bedrooms 2 and 3 have built-in robes. Enjoy our ideal climate in the private, under roof alfresco area surrounded by lovely landscaping. You will stay cool all year round with split system air-conditioning in both living areas plus the master bedroom. You can relax with the power bills that will be kept to a minimum with a whopping 6.55kw solar system. So, enjoy your air-conditioned comfort. Beautifully presented surrounded by other nice homes, call Tim McCollum on 0427 523 088 or Tara Bedford on 0499 656 985 today to book your inspection!

AT A GLANCE
Land Size: 725m²
Bedrooms: 3 (with 2 living areas or 4 bedrooms with one living area).
Bathrooms: 2
Toilets: 2
Living areas: 2 (with 3 bedrooms or one living area with 4 bedrooms)
Dining area: 1
Outside alfresco living area: 1
Car Accommodation: 3 (double attached lock up garage plus one bay shed).
Shed: Yes - 4.5m x 7.5m with power.
Solar: Yes - 6.55kw
Side access: Yes
Town Water: Yes
Town Sewerage: Yes
Rates: \$1650 approx. every 6 months (Excluding water consumption)
Rental Appraisal: \$580 - \$630 per week
AGENT Tim McCollum 0427 523 088

The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters.