

**14 Chapman Street, Miriam Vale, Qld 4677**



**Sold House**

Tuesday, 12 March 2024

14 Chapman Street, Miriam Vale, Qld 4677

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1 m2**

**Type: House**



Celina Solis  
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## Contact agent

14 Chapman Street, Miriam Vale is an opportunity not to be missed. This quaint cottage set on nearly 3 acres would be an ideal first home, is already a fantastic investment property with a tenancy in place at a great rate, or has the opportunity for development with an approved sub-division plan until early May 2025. Due to our sellers living interstate and focusing on business opportunities, they have given me clear instructions to move it on! The home itself is a post-war style build featuring 3 great size bedrooms with built ins and ceiling fans, renovated modern bathroom, original kitchen in good but used condition, external laundry, separate toilet, linen cupboards, high ceilings with ceiling fans throughout, beautiful hardwood timber floors, rear verandah & single carport. The proposed development survey suggests the block can be split into 9 lots (including existing dwelling) ranging from 802m<sup>2</sup> to 1,502m<sup>2</sup>. The proposed lot configuration has been developed by a licensed surveyor and can be supplied to serious buyers along with the development approval. The property is currently occupied with a fixed term tenancy until 14th November, 2023 at \$320 per week. The property is location a short walk to all of Miriam Vales local amenities such as the local pub, footy fields, train station, post office, grocery store, gift shops, takeaway stores, cafes & bakeries, bowls club, school & golf club. Gladstone is approximately 53 minutes drive, Agnes Water 41 minutes, Tannum Sands 37 minutes & Turkey Beach 34 minutes. Miriam Vale boasts a high demand for property for both owner occupiers and rentals with median asking rent for a 3 bedroom, 1 bathroom home sitting at the \$350 per week mark. Don't hesitate, this property will be sure to offer an incredible opportunity for it's new owner.\*Disclaimer: The images are indicative only and are presented for illustrative purposes. While we strive to present the actual condition of the property, we strongly suggest that prospective buyers take the time to visit the property