

145 South Station Road, Silkstone, Qld 4304

House For Sale

Tuesday, 11 June 2024



145 South Station Road, Silkstone, Qld 4304

Bedrooms: 2

Bathrooms: 1

Area: 405 m2

Type: House



Mike Jones

0400515422



Kirsty Dutney Jones

0415448020

Offers over \$495,000

There is enormous potential here to put your own stamp on this adorable miners cottage in the very handy location of Silkstone. Work has already commenced with no expense spared on the foundations including brand new steel adjustable stumps with steel beams making this a solid home for further improvements. The home has been freshly painted throughout and if you choose to make some upgrades to the kitchen and bathroom, this could only further add to the value. Close to all amenities including bus stops, shops, schools and medical, this character home is sure to be popular with both investors and owner occupiers alike. Tucked behind a white picket fence, the home sits on a flat, usable 405m² block with rear street access and fenced backyard. A full length front porch greets you as you ascend the few front stairs before entering the home into a good size, air conditioned lounge and dining room with 9ft ceilings, typical of homes of this era. A dividing wall separates this living space from the kitchen and has an open cut out which is perfect for use as a servery. The kitchen has a good amount of bench and cupboard space with scope to upgrade for additional added value. Two bedrooms with ceiling fans are accessed from the lounge room and are serviced by the main bathroom located to the rear of the home. It has a full bath with shower over, vanity and toilet. There is an internal laundry and additional features include security screens and a garden shed for all your lawn care tools. For the investor the current rental appraisal is \$400 to \$430 per week. Several shopping centres are right at your fingertips with Booval Shopping Centre and Silkstone Village both offering supermarkets, specialty stores, eateries and cafes. Entertainment and restaurants include the Prince Alfred Hotel, Racehorse Hotel and Brothers Leagues Club, and local schools are close by with Silkstone State School, Bremer State High School, Bethany Lutheran private School and bus transport to all of Ipswich's surrounding public and private primary and secondary schools. Access to Brisbane by car is only 45 minutes away via Ipswich Road, or the Cunningham Highway, and train stations are located at Booval and Dinmore. For your opportunity to inspect this feature packed character home, call Mike or Kirsty to arrange a private viewing or come along to the open homes. **DISCLAIMER:** Crowne Real Estate has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.