

**146 Philip Street, Kin Kora, Qld 4680**



**House For Sale**

Friday, 3 May 2024

146 Philip Street, Kin Kora, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



Linda Bailey  
0447606112



Graham Bailey  
0458723282

**\$349,000**

**MORE PHOTOS COMING SOON**This highset home is solid, and in a prime location walking distance to the Shopping Centres, schools, sporting fields, public transport and a short drive to the Gladstone CBD. Upstairs has 3 bedrooms, two have air conditioning and the main bedroom has built-in robes. The living and dining area has timber floors, open plan and is air conditioned, and the kitchen is modern with ample bench space, double sink, pantry and an electric stove. Downstairs is besser block with a single garage and a large workshop area, which would be ideal for storage if you are a tradie, or own motor bikes, jet ski and it would make a great craft room too. There are two drive ways into the property so that you can drive in one side, and drive out the other, however the right side allows you to have some side access. The home has a front veranda and a back patio which is a nice place to sit and unwind. It's an older style home but well priced, and ready for a quick sale! All reasonable offers will be considered. A few items may need to be attended to at the buyer's own leisure, but this will only add value to your investment anyway, and the sellers are selling the property as it is!! A fresh coat of paint (optional), add new fly screens, and maybe new floor coverings in the three bedrooms, but again this is optional. Perhaps you'd prefer to remove the existing carpet from the bedrooms and expose the hardwood timber floors underneath because they always look great polished. Ideal first home, excellent rental opportunity, well priced, great location!! Price: \$349,000 Agents: Linda Bailey 0447 606 112 and Graham Bailey