

# 1519 Riverway Drive, Kelso, Qld 4815

## House For Sale

Wednesday, 12 June 2024

1519 Riverway Drive, Kelso, Qld 4815

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 2246 m2**

**Type: House**



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## OFFERS OVER \$395,000

New to the market is this unique property that comes with loads of potential. This home sits on a large 2,246m<sup>2</sup> block of land with two street access and it has the potential to be subdivided into 2 separate blocks. The current owner has had a preliminary approval from the Council to Subdivide into 2 separate blocks. Each block would be approximately 1,100 m<sup>2</sup>. The Townsville City Council has approved this development with conditions, some information and files can be supplied. Any subdivision works would incur costs by the Townsville City Council, and there may also be other associated costs to finalise such a project. The existing home has 2 good sized bedrooms and a functional kitchen and living area. There is also a semi enclosed front deck. This property is currently occupied, do not enter without agents' permission. . Large 2,246m<sup>2</sup> block of land. May be subdivided into two blocks of land, or other if approved. . The entire block is fully fenced.. Potential for multiple dwellings or subdivision only with DA. House stumps are of concrete construction. . Hardwood timber floors. . Close to schools and shops . Current rent appraisal \$360 to \$420 per week . Rates per year is approximately \$4,200