

**17 William Street, Meringandan West, Qld 4352**

**House For Sale**

Friday, 10 May 2024



17 William Street, Meringandan West, Qld 4352

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 5041 m2**

**Type: House**



Doug Allen

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## Offers Above \$825,000

Hampton Real Estate are proud to offer to market 17 William Street - a five bedroom brick home in the ever-popular Meringandan West. The property is an entertainer's delight, with open plan kitchen/dining opening to the fantastic rear outdoor entertainment area, plus a formal dining room and lounge providing ample choice for hosting friends and family. Outside, 17 William Street features a second, rustic outdoor entertainment area, perfect for campfire afternoons. The well-appointed modern kitchen features ample bench space, plus gas cooktop and electric oven, with a dishwasher included. The main living area includes reverse cycle air conditioning as well as a massive double-sided wood heater, ensuring cosy winters and cool summers. Five well-sized, built-in bedrooms allow plenty of accommodation for a growing family, or room for those with a need for hobby space. The air-conditioned master bedroom features a gorgeous spa bath ensuite. Outside, the property sits on a gently sloping 5041 square metre allotment, providing plenty of room for kids to enjoy the outdoors. A fantastic powered 6x6m Colorbond shed and adjoining a 6x6m Carport offers plenty of storage space. A 4.68kw rooftop solar array and 22500 litres of rainwater storage help ease costs and reduce environmental impact. A rear orchard includes a variety of citrus, stone fruit and olive trees, plus raised garden beds perfect for that vegetable plot! This property is tenanted at \$610 per week until 19/11/2024. Council Rates \$806.80 per half year after on-time discount Water Rates \$350.32 per half year. Home Features Open Plan living Air Conditioning & Wood Heater Gas Cooktop with Electric Oven & Dishwasher Formal Lounge Formal Dining Master bedroom with Air Conditioning & Ensuite Four guest bedrooms with BIR (3 have ceiling fans) 4.68Kw Rooftop Solar Rear outdoor entertainment area 2007 Build Fully insulated Property Features 6x6m Shed with 6x6m front carport Granny Flat Second outdoor entertainment area Fruit trees Fully Fenced 22500 Litres Rainwater PLEASE NOTE: As this property is tenanted, a minimum of 24 hours' notice will be required for inspections.