

**18 Evans Street, Chinchilla, Qld 4413**



**House For Sale**

Thursday, 13 June 2024

**18 Evans Street, Chinchilla, Qld 4413**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



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## For Sale by Negotiation

From the outside, this beauty is quite deceiving with its cute, cottage façade, but step inside and you will be nicely surprised with the multiple living configurations available. If you are looking for a well presented and loved home in a very central location, put this one on your list to inspect. Welcome to 18 Evans Street, perfectly located only a short stroll to the Corner store, parks, pool and schools and a 1 minute drive to the CBD. Neatly presented and provides a very workable floor plan for a family or couple alike. At A Glance:

- 4 bedrooms + office or 5 bedrooms
- Fans and split system air conditioning
- Spacious kitchen with copious storage and bench space – is big enough to be an eat in kitchen
- A 2nd living area or dining room
- 1 Bathroom + 2nd shower and 2nd toilet
- Large back patio
- Lawn locker
- Drive through single garage – with plenty of room for a shed out back

The split-level layout offers a downstairs rumpus room with fireplace and the rest of the property is well positioned upstairs. 3 of the 4 bedrooms offer great sized built-in robes, the 4th bedroom is to the front of the home + an office or smaller 5th Bedroom. The main bathroom provides vanity, shower and toilet, while the 2nd toilet and shower are located to the rear of the home further enhancing your entertainment options out back. Single car garage and plenty of room in the back yard for a shed. Fully fenced 809m<sup>2</sup> block. Built approx. 1980's. These charming, older homes can be interpreted in many ways to adapt to your living needs and requirements. Council Rates approx \$50pw. Water Rates on consumption. FAST SETTLEMENT Available. Rent Appraised at \$420pw. TEXT TRINA FOR THE VIDEO WALK THROUGH. TEXT OR EMAIL TO BOOK YOUR INSPECTION. NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details.