

**18 PATTERSON STREET, Dysart, Qld 4745**

**MORANBAH REAL ESTATE**

**Sold House**

Tuesday, 15 August 2023

18 PATTERSON STREET, Dysart, Qld 4745

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 790 m2**

**Type: House**

**\$165,000**

Whether you are looking to invest in or nest in - you certainly can't go wrong with this one... Not only is it ALREADY RENOVATED, it also offers so much potential with its location and huge corner allotment - and will most certainly appeal to someone looking to have easy access to huge shed or separate access to a granny flat / second dwelling etc. (subject to council approval). Currently rented at \$360 per week with expected increase, this home features a lovely modern kitchen, an updated bathroom with a separate shower and bath tub and 3 decently sized bedrooms. It has been freshly painted and is fully air-conditioned - and it even has a lovely sunroom to relax. FEATURES YOU WILL LOVE INCLUDE:- New kitchen - Updated bathroom with separate shower and bath tub - 3 x Air-conditioned bedrooms with wardrobes - Spacious living area and separate dining - Beautiful timber floors - Fully air-conditioned + ceiling fans throughout - Enclosed sunroom / study - Secure car accommodation - Lockable shed on concrete slab - Fenced corner allotment 790sqm- Excellent access to the backyard; perfect for building a shed or even a second dwelling (subject to council approval)- Rented at \$360 per week with expected increase upon lease renewal