

**18A Sydney Street, Ayr, Qld 4807**

**Raine&Horne.**

**House For Sale**

Thursday, 13 June 2024

18A Sydney Street, Ayr, Qld 4807

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 7**

**Area: 2125 m2**

**Type: House**



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**\$395,000 NEG**

'Raine & Horne' is proud to present to market this most delightful four-bedroom, lowset traditional Queenslander that exudes loads of character and classic charm with her high ceilings, tongue and groove walls and original casement windows... Boasting attractive street appeal and a desirable position on a substantial 2,125m<sup>2</sup> (just over a half acre) corner parcel of land, this absolute gem will appeal to first home buyers as well as growing families and definitely won't disappoint... Position is amazing as just a short stroll away is the Ayr CBD, Woolworths Supermarket, Schools and everything possible a family could need and is well and truly clear of any flood water intrusion... We welcome you to visit and decide for yourself... Outstanding features include:

- Fully fenced, with two Street accesses, 2,125m<sup>2</sup> super lush high and dry corner block
- Air-conditioned throughout with everyone's comfort in mind
- Light-filled, with beautiful casement windows and louvres encapsulating cool breezes and showcasing a beautiful leafy aspect
- Generous open plan layout bragging loads of room for every member of the family
- Four bedrooms, carpeted, fans, air-conditioned complete with built in robes
- Spacious family bathroom with shower recess, vanity, large linen storage cupboard and toilet
- Large front sunroom upon entry with additional side office/hobby area
- Spacious kitchen offering ample bench and cupboard space, walk-in pantry and fitted with electrical appliances
- Internal downstairs (5 steps) laundry with loads of storage space plus handy second toilet
- Undercover outdoor paved entertaining area to utilise for all occasions
- Large 2 bay block shed, lockable and powered with two automatic roller doors - perfect and safe for the family vehicles
- Older iron open five bay shed, powered and perfect to house the boat, trailer and other necessary toys
- Landscaped lush well maintained lawns and gardens
- Irrigated yard with pop-up sprinklers on a timer and serviced by pump and bore on-site
- Plenty of room for additions like a colour bond MANCAVE and even a pool
- Very sturdy construction - has withstood all the cyclones and never suffered any damage
- BONUS - there is the opportunity to subdivide the block and sell or build on this second block... Two-for-one !! All this and so much more just bring your furniture and move straight in... Properties of this nature are sure to impress and will be snapped up quickly upon inspection... We look forward to showing you and your family through this amazing home so best call and make your appointment today...