

**191 Taylor Street, Wilsonton, Qld 4350**

**McGrath**

**House For Sale**

Thursday, 30 May 2024

191 Taylor Street, Wilsonton, Qld 4350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 860 m2**

**Type: House**



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## Over \$429,000

Welcome to this charming investment opportunity or entry-level gem positioned on an expansive 860sqm block, this property is an ideal find for investors and first home buyers seeking robust fundamentals close to local Wilsonton amenities. This residence offers four bedrooms, including a well-lit loft that serves as an ideal option for an additional living space, or a quiet study. High ceilings, decorative cornices, and hardwood floors enhance the home's timeless character, while split system air conditioning in the main living area and second bedroom ensures year-round comfort. The heart of the home is the country-style kitchen, featuring stone benches, a butler's pantry, and a central island. This space is designed for both practicality and entertaining, making it highly appealing to potential tenants or a terrific starter home. The large living and dining room provides a warm, inviting atmosphere with terrific natural light. A sunroom at the rear connects to an easy-care yard with side access and two large sheds, offering ample storage and versatility. Over the past five years, many updates have been made to ensure a low-maintenance investment with reduced future costs including new poly piping, fresh paint, new carpeting, modernised fixtures, and a new hot water service. Currently tenanted since December 2021, this home is an ideal investment property with its close proximity to Wilsonton State High School, Newtown State School, and St Ursula's College. The easy access to Captain Cool Park and the QLD State Rose Garden also enhances its appeal to families. Highlights:- 860sqm parcel with side access- Four-bedroom character home with secluded loft- Currently tenanted periodically- Projected rental appraisal of \$480-\$500 per week- Split system air conditioning- Fully insulated with acrylic batts- Timber floorboards, decorative cornices, and high ceilings- Country-style kitchen with stone benches and butler's pantry- Close to schools, parks, shops and transport This property offers investors or first home buyers a rare combination of classic charm, modern amenities, and strategic updates, making it a sound and attractive investment. Don't miss out on this opportunity to secure an asset in a growth location.