

2 Watkin Street, Svensson Heights, Qld 4670



House For Sale

Saturday, 15 June 2024

2 Watkin Street, Svensson Heights, Qld 4670

Bedrooms: 2

Bathrooms: 1

Area: 809 m2

Type: House



Michael Loader

Offers Above \$319,000

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome property loaded with potential perched on a large allotment in a tightly held residential pocket.*** ALL OFFERS TO PURCHASE WILL CLOSE 5PM WEDNESDAY 19TH JUNE 2024 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES ***Situating in a super central location handy to CBD, sports grounds, schooling, Sugarland, shops, day care and walking distance to almost everything, They don't come much better than this! This property is offered for immediate sale and offers some serious bang for buck, a variety of options and will be sold quickly!Features include:- 2 bedrooms, character features, neat and tidy with solid bones- Solid hardwood construction, hardwood framed, needs some cosmetic TLC- Ideal first home or renovator, plenty of room to value add- Built in robes & security screens, A/C- Large bathroom with single vanity & shower + separate toilet- Large main lounge area with adjacent dining room, hardwood flooring throughout - Centrally located kitchen, could use a renovation soon. Perfectly serviceable as is for now with tenants having just vacated this property 2 weeks ago- Dual side access to the allotment, lawn locker at rear, NEW roof in 2020- Plenty of room for shed/ pool and the children to enjoy- Large timber deck at the rear of the home with internal access via French doors - Expansive fully fenced 809m2 allotment, massive upside here with the potential to subdivide (stca) or add a granny flat down the track- Family friendly area, close by are a variety of parks, bike track, shops & schooling- Situated close to the medical precinct / major hospitals, this makes a perfect home or investment opportunity - First home buyers/ tradies/ renovators this one is for you with the ability to value add & renovate as you go, huge potential on offer here with solid bones to work with- Investors this one is ripper with a current rental appraisal at \$370-\$400 per week as is (with a few small improvements), or renovate and reap the rewards with huge yield on offer!- A simple internal paint / polish the lovely hardwood floors would totally transform this home immediately - Investors do the number on this one, GREAT RETURNS on offer, just sit back while this one makes you money each week- Ideal land bank investment, sit back and let the tenant pay the property off whilst you plan the additional dwelling (stca) in the future - Properties in this area are highly sought after due to their close proximity to all hospitals, University, Airport and the CBD- An outstanding opportunity to enter the basement end of the market with a livable home (rarely found) and renovate/ update as you go- VACANT FOR SALE PURPOSES, PRESENTED WELL FOR SALE!- You will not find better value in the current market with so much potential on offer and such great returns, be very quick! SERIOUSLY GOOD VALUE, MOTIVATED SELLER SEEKS IMMEDIATE ACTION!IF YOU HAVE BEEN SEARCHING FOR A GREAT HOME, ON A GREAT BLOCK WITH SERIOUS POTENTIAL IN A TOP LOCATION...STOP LOOKING. OOZING POTENTIAL & PRICED ON THE MONEY FOR IMMEDIATE SALE, MUST BE SOLD & AWAITING YOUR INSPECTION!***FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loaderspropety.com.au***CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!At a glance:Bedrooms: 2Bathrooms: 1Living: 2Solar: NoLand size: 809sqmSubdivision potential: Yes (stca)A/C - YESRates - Approx \$1800 p/hRental App - \$370-\$400 p/w as is***Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document***