

**20 Ann Street, Woombye, Qld 4559**

**CENTURY 21**

**House For Sale**

Wednesday, 10 April 2024

20 Ann Street, Woombye, Qld 4559

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 855 m2**

**Type: House**



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## Auction

Auction 4th May On-Site @ 11am That tried & true phrase about location, location, location certainly applies with this property. Situated right at the very end of this highly sought after, quiet, friendly cul de sac intown central Woombye – the options for change & \$ value add are many. A prime, level 855m<sup>2</sup> land block with a few magnificent, mature tree specimens which enhance the surrounding privacy with a circa 1960's 2 bedroom plus sleepout cottage sitting soundly on steel foundations – ready for whatever the new owner plans to do. For renovation warriors, the hardwood floors throughout are an immediate feature which would revitalise wonderfully, high ceilings & a sturdy hardwood frame structure base to work from. For some – relocation of the cottage may be an option. Move it or sell it and start fresh on a new build project or combine the current structure with a planned extension to double / triple the dwelling size? Whatever ideas / motivation may be yours – the benefits of this location will always be there: \* Only a 2 - 3 minute stroll to Woombye town centre shops, services, Hotel, Bowls Club and Railway station.\* A large selection of both public and private schools within a 3 - 4 km radius – some within easy walking distance.\* A very quiet and private – end of cul de sac address. This address will always be well regarded and in demand. The surrounding properties in the street are all very well presented and responsibly maintained. So, come along and inspect the property and decide if this is your next wise property investment.. Contact David Gaskin or Kirk Patrick of Century 21 Living Local Woombye. The information statements, views/or opinions expressed in this publication are to be used as a guide only. Neither the Seller nor Century 21 Living Local nor any person involved in the preparation or distribution of this material gives any guarantee or warranty concerning the accuracy or validity of its contents nor will they accept any liability. All prospective Buyers should make their own enquiries and satisfy themselves by inspection or otherwise as to the suitability of the property.