

20 Fe Walker Street, Kepnock, Qld 4670



House For Sale

Friday, 22 March 2024

20 Fe Walker Street, Kepnock, Qld 4670

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Area: 597 m2

Type: House



Tim McCollum

0427523088

OFFERS ABOVE: \$490,000

Perfect for the larger family looking for convenience, this brick home is vacant and ready for you to move straight in. The property offers a wide variety of options for its new owner. There are 2 entrances to the home with the main entrance facing Milliken Street, which is a no through road with only light, local traffic. Upon entry the home greets you with an open foyer with gorgeous, polished timber flooring, which overlooks a large sunken lounge room living area with antique built in cabinetry adding to the ambience of the home. Continuing through the ground level you will find a separate dining area that flows through to the kitchen. The ground level also provides for bedrooms 4 and 5 along with a big bathroom featuring an easy walk-in shower and additional laundry facilities. The ground level also offers a separate, HUGE RUMPUS room of which faces FE Walker St. The HUGE RUMPUS has its own entry facing FE Walker Street. In the past, this area has been used as a hair salon. The location enabled the business owners to advertise for free with signage out the front to generate interest from the drive by traffic. Potential exists for the new owner to seek approval from council to run a business from home. With the exposure of FE Walker St and the layout of the home offering this separate rumpus room along with its 2nd entrance it may make the ideal home plus a work from home property. All subject to council approval. Potential also may exist to utilise the plumbing in the rumpus room to install a kitchenette to create a comfortable secondary dwelling arrangement for the extended family, also making use of the extra laundry taps in the ground level bathroom. So, if you have Mum and Dad or the adult kids living with you, this spacious and versatile property is one to consider. Moving upstairs, the home offers 3 huge bedrooms and the biggest of bathrooms. A bathroom you can swing a dog in or look to create additional walk-in robe space, work from home office, multipurpose room and so on. The master bedroom also has its own private balcony to enjoy a quite coffee or late beverage away from everyone. Under the carpet you may find some beautiful, hardwood timber flooring that may come up a treat. The location provides convenience to work, the kids school and sporting activities. Major shopping, childcare centres and more are all at your fingertips. Positioned on a minimal maintenance 597m² block you can spend or spare time on things other than looking after the yard all the time. If this property sparks your interest and you feel it is a good fit for your family or a great asset to add to your property portfolio, call Tim McCollum today on 0427 523 088 or his assistant Tara Bedford on 0499 656 985!

AT A GLANCE Bedrooms: 5 Bathrooms: 2 Toilets: 2 (one is separate) Lounge rooms: 1. Dining area: 1 Rumpus Room: 1- (previously used as a hair salon, potential may exist to use this area for a work from home business utilising the high exposure street frontage for signage, all subject to council approval) Laundry: 2 (additional laundry taps in the ground floor bathroom) Car Accommodation: 2 (1x single lock up garage plus 1x secure off road hard stand) Front porch Balcony to master bedroom Under cover outdoor seating area Airconditioning to rumpus room, and 2 upstairs bedrooms

LANDS Size: 597m² Town water: Yes Town sewerage: Yes Council Rates: \$1600 (approx.) per half year Rental Appraisal: \$590 - \$620 per week Agent: Tim McCollum Mobile: 0427 523 088

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.