

**20 Mary Street, Kilcoy, Qld 4515**



**Sold Lifestyle**

Monday, 8 January 2024

20 Mary Street, Kilcoy, Qld 4515

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 809 m2**

**Type: Lifestyle**



Neville King  
0498227217

**\$435,000**

Great property for the first home buyer or astute investor looking to start or increase their property portfolio. Conveniently located in the heart of Kilcoy's CBD within the "Centre Zone", close to shops, pubs, cafes, medical centres and within close walking distance to primary and high schools, day-care centre, hospital, parks, pool, gym and sporting facilities/clubs. The potential and opportunity this property offers are boundless. Kilcoy is a charming town on the doorstep of Somerset Dam and the Brisbane Valley, surrounded by rolling hills and spectacular scenery. Renowned for its country hospitality and beef cattle production, Kilcoy is centrally located; 20 minutes to Woodford township, 45 minutes to Caboolture train station, 1 hour to the Sunshine Coast and 1 ½ hours from Brisbane. Home to, Kilcoy Global Foods, a large beef processing plant that provides a range of employment opportunities. With rental prices increasing and the number of rental properties not meeting demand, this property offers buyers an opportunity to own their own home or the investor to make the most of a high rental yield. The property has had a recent rental appraisal and would expect to achieve a weekly income of \$600 as is or \$700 - \$800 with an additional bathroom and a 4th bedroom. • 809m<sup>2</sup> block with a large backyard • 4 undercover car spaces • 3 bedrooms, potential for 4 • BIR in the main and second bedroom • Separate living and dining rooms • Beautiful original timber floors in one large bedroom • Ceiling fans throughout • Original architectural features; ornate cornices and ceilings in the living area, casement windows, cabinetry etc. • Spacious internal laundry with built-in storage cupboards • Under house storage • Recently restumped with concrete stumps This property offers affordable living and/or the potential to make money with renovations. The Kilcoy property market is hot, call to book an inspection NOW to avoid disappointment.