

**20 Woodford Street, One Mile, Qld 4305**



**Sold House**

Friday, 19 January 2024

20 Woodford Street, One Mile, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Gai Flynn

0422090882

**\$600,000**

You can't help but be impressed by the longevity of this amazing home! Standing in this location since approximately 1890, she is original to the Suburb of One Mile and is looking great thanks to updates, improvements and maintenance by the current owners! Although the big jobs of painting and re-stumping have been done and removal of external asbestos, there is still plenty of scope to continue with a renovation to complete your dream home, or a sparkle up for investment or future subdivision (STCA). Greeted by a lovely traditional coloured glass front door with side panels, you are welcomed through the hallway to 2 generous bedrooms opening to each side with fretwork breezeways above the doors plus panelled sash windows - both overlooking the front verandah. The trademark VJ walls and ceilings are in great condition and what a treat it will be to polish the original timber floors under current coverings! The hall opens into the carpeted central living room which then accesses the kitchen, tiled family room and bedroom three. The sleep-out/sunroom also opens from the living room through double French doors and has louvred windows providing a great cross breeze through to the living room! The sunroom/sleepout also has its own entry onto the front verandah - perfect office space for "work-at-home" owners! The serviceable kitchen has generous bench space across all walls, a large pantry, double sink and dishwasher space, electric stove and some overhead cupboards. The kitchen opens into the large tiled family/dining room complete with louvred windows to catch the breeze! The large bathroom is accessed from the family/dining and also opens into bedroom 3 - it includes shower over tub, WC, linen, vanity and laundry space with plenty of room to make this area even more useable! Under-house provides open storage space and room for smaller cars, the original laundry area is still operational and the concrete and timber stumps were replaced approximately 10/15 years ago. External and internal painting were completed in approximately 2021 along with re-sheeting some external walls to remove asbestos. The front and rear stairs were also replaced around this time. Rates are approximately \$501/qt Rental appraised at \$460-\$80/wk Block measurements are approximately 50m x 20m. Bus stop almost at the door! The generous 1012m<sup>2</sup> block is well placed on a corner, and is flood free and level providing options to subdivide (STCA) or just enjoy owning a huge block with room to add your pool and shed! Within the suburb and nearby there are child care facilities, schools, buses and Golf Club as well as popular parks and sports fields. First time on the market in over 33 years we are only a few minutes to shops and all these facilities - making this location ideal for families! Please contact Gai Flynn for any further information. **DISCLAIMER:** First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.