

**21 Dommatt Street, Wulguru, Qld 4811**

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**House For Sale**

Thursday, 11 April 2024

21 Dommatt Street, Wulguru, Qld 4811

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1012 m2**

**Type: House**



Simone Corrigan

0409461319

## Offers over \$460,000

Tucked away in a quiet little street, opposite the Cluden Park training field, this 1950's solidly built home is ready for you to add your finishing touches. Featuring a new bathroom and kitchen, this charming three bedroom home has three separate living spaces. The property is set on an impressive 1012 sqm block. At the rear of the property is a shed/external rumpus with double roller doors and room for a workshop and the pool table. This area features 100m<sup>2</sup> of paved area between the house and the shed, with greenhouse shade structures over the top. This is a significant structure with a concrete slab and a large steel frame. This over engineered structure might be suited to be developed into a second dwelling, subject to council approval. The original owners dug large channels through the block in the 1960's filling with blue metal and re-covering with turf. The owners state that even in the 2019 floods, there was no water retained on the block. This property is tenanted until 15 September 2024 at \$380 per week. The rent has been appraised up to \$410 per week. The rates for the property are \$2051 per half year. Insurance for the property is through AAMI. This property is available twice a week for private inspections, commencing Saturday 13th and continuing each Thursday and Saturday. To register for the private inspection you will need to contact the agent. Proudly brought to the market by Simone Corrigan. Call 0409461319 to arrange a viewing.