

23 Dodd Street, Newtown, Qld 4350



Sold House

Thursday, 22 February 2024

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Bedrooms: 2

Bathrooms: 1

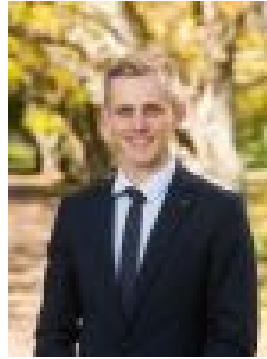
Parkings: 1

Area: 539 m2

Type: House



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\$458,000

- 2 good sized bedroom main bedroom with built-in robes and timber flooring- Front carpeted room, ideal second living area or whatever your heart desires- Spacious tiled lounge room complete with ceiling fan and reverse cycle air-conditioning and 2 way fireplace connecting to the dining room- Large kitchen featuring free standing electric stove, rangehood, dishwasher, plus 2 bowl sink, plenty of bench space and cupboards and breakfast bar- Dining room adjacent to the kitchen- Renovated bathroom with disability access shower- Separate toilet and vanity for added convenience located near the laundry with single wash tub- Covered outdoor entertainment area - 6m x 6m shed - Neat and tidy, privacy fenced backyard - Fully fenced 539m2 allotment with side access- Rent appraised at \$420 - \$430 per week

Nestled in the heart of Newtown, 23 Dodd Street presents a unique opportunity for those eager to step into a home that blends potential with convenience. This well-kept timber residence, set in a peaceful neighborhood, offers the perfect backdrop for first home buyers, investors, or anyone ready to personalize a space that promises more than meets the eye. As you step through the door, you're greeted by a tiled entry room. The home further reveals two main bedrooms; the first, adorned with mirrored built-in robes and polished timber flooring, radiates warmth and comfort. The second bedroom stands ready for your creative vision, offering a blank canvas for your personal touch. In addition to these private rooms, another versatile carpeted room is located on the north-east corner of the home, offering the potential to adapt to your heart's desires, whether as a study, or additional living space to name a couple of uses. The heart of the home features a spacious tiled lounge room, complete with a ceiling fan and reverse cycle air-conditioning, ensuring a comfortable atmosphere year-round. The charm of a two-way fireplace enhances both the lounge and adjacent dining area, creating a cozy and inviting space for family gatherings. The kitchen, essential to the home's daily life, is equipped with a free-standing electric stove, dishwasher, and ample storage, ready to inspire your culinary adventures. For those intrigued by the idea of renovation, the potential uncovering of original timber floorboards beneath the current flooring presents an exciting opportunity to add character and value to the home. The renovated bathroom with an open shower is a stylish addition to the home and is a compliment to your future plans. There is a separate toilet adjacent to the laundry for added convenience, and a covered outdoor entertainment area overlooking the neatly fenced backyard, all contribute to the home's appeal. The solid timber shed gives you secure parking and storage, a necessity in our day and age. Set on a fully fenced 539m2 corner allotment with side access and surrounded by an easy-care garden, 23 Dodd Street is more than just a house; it's a home brimming with possibilities. Investors - Our property management team has recently appraised the property at \$420 - \$430 per week, subject to market conditions. Located conveniently close to schools, shops, parklands, and public transport, this property offers a blend of lifestyle and potential, making it an attractive option for those ready to make their mark in Newtown. For your convenience Team Elevate is available 7 days a week to arrange your private viewing. General rates: currently \$1163.37 net per half year Water rates: currently \$314.95 net per half year plus consumption Primary school state catchment: Toowoomba North State School High school state catchment: Toowoomba State High School Home Built: 1990