

3/70 Marian Street, Miles, Qld 4415

House For Sale

Saturday, 28 October 2023



3/70 Marian Street, Miles, Qld 4415

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 194 m2

Type: House

\$179,000

Nestled in the heart of a transitioning unit complex, this timber residence emanates charm and individuality. Its strategic location provides seamless access to the town center, conveniently situated opposite the local hospital. While the yard currently lacks fencing, an upcoming front fence installation ensures a secure haven for children and pets. Towards the rear, you'll discover two open parking spaces and a secure area beneath the house, housing the laundry facility. The elevated design of the home includes a designated vehicle space and ample concreted areas, perfect for storage. Upon entering from the rear, a few steps lead to a spacious family room, followed by additional steps guiding you to the living area and three bedrooms. One of these bedrooms boasts convenient built-in wardrobes. Recent renovations have breathed new life into the property, featuring fresh paint, updated floor coverings, and contemporary bathrooms and kitchen. Each bedroom and living space enjoys the luxury of air conditioning. The property is environmentally conscious, equipped with eight solar panels and an inverter for energy efficiency. Imagine, for just \$37 a week in body corporate fees, you gain access to a world of potential. With a solid foundation of \$400 a quarter, bolstered by a substantial \$13,000 sitting already in a sinking fund allocated for common property insurance and exterior repairs, your investment is safeguarded. What sets this property apart is its history of care. Owned by one diligent owner for the past decade, the interior boasts new plumbing and wiring, ensuring modern comfort and safety. But that's not all; the canvas here is vast. Dream of expanding upwards, adding levels to the existing structure, or creating a whole new space underneath – the opportunities are as limitless as your imagination. At a glance: *Three Bedrooms* *Two Bathrooms* *194sqm* *8 Solar Panels and Inverter* *Air Conditioned* Seize the chance to redefine your living space, embracing the freedom to mold this property into your dream home. Whether you're an investor, a first-time buyer, or someone seeking a strategic real estate venture, this property is your ticket to a world of endless possibilities. Act now and transform this blank slate into your personalized haven. The future of your dream home starts here! Currently occupied, this residence presents a compelling opportunity for investors. The property boasts a reliable tenant currently paying \$220 per week on a flexible periodic lease agreement, with the potential to increase the rent to \$250 per week. This promising investment offers both stability and growth potential, making it an attractive choice for astute investors looking to maximize their returns. For more information, call Stacey today at 0497 970 022.