

30 Wagner Street, Oonoonba, Qld 4811

House For Sale

Tuesday, 5 December 2023

30 Wagner Street, Oonoonba, Qld 4811

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 1012 m2

Type: House



Jools Munro
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Craig Allom
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Offers Over \$375,000

Location is key! 8 Min Drive to Qld Country Bank Stadium - Home to the Cowboys. 6 Min Drive to Boat Ramp. 6 Min Drive to Fairfield Shopping Precinct (Idalia). 6 Min Drive to Otto's Idalia. 12 Min Drive to The Ville Casino. State Schools are so close. Shopping Centres, Medical Services, Government Services are all so close! AND 1012 Sqm of land which could be developed to increase yields and returns. The sellers are absolutely transparent and are motivated for you to see this property for the opportunity it is AS IS. We will have a building and pest inspection report available on the 8th December 2023. Townsville City Council Rates, Insurance (remember discounts for multiple properties may apply - this is a guide), water lines, sewerage lines, rental appraisal, Townsville City Council Builder files are all available. All offers will be presented to the sellers however a viewing of the property is essential. We are able to arrange a virtual tour or you are able to attend for a personal inspection. Digital Virtual Tour will be uploaded to online property portals on 5 December 2023, however you will need to be on a live viewing for your offer to be considered serious. You will adore:

- Roof restoration has been completed including: partial re-sheeting, re-screwing, partial painting
- New flooring placed throughout the property - hybrid timber flooring - brilliantly easy to maintain
- New window cavities and screens across the front of the property - brilliant air-flow for natural cooling
- Significant split-system air-conditioners installed throughout
- Freshly painted throughout
- Stunning black fittings and fixtures installed throughout - Just so Fresh!
- Intelligent brand-new kitchen design, brand new electrical appliances, creative generous storage, fantastic position in the home
- Deliciously upgraded bathroom includes stunning new cabinetry, black framed focus mirror, quality towel rails and fittings, modern tiling and rimless glass
- Lockable storage room downstairs
- Brilliant shed located in the back corner of the property, concrete driveway from road to shed, loads of parking spaces. double gate access for so many purposes
- Fully Fenced
- Smoke Alarm Compliance
- Electrical Safety Switch

We are here to help you. Jools Munro & Craig Allom are very very proud to be presenting this property opportunity to the Townsville Property Market. We are here to help you. Please do call to arrange your inspection.