

**321 Everingham Avenue, Frenchville, Qld 4701**

THE AGENCY

**Sold House**

Tuesday, 20 February 2024

321 Everingham Avenue, Frenchville, Qld 4701

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Elise Carrick  
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**\$580,000**

This spacious 4-bedroom, 2-bathroom home is perfect for families with young children to teenagers. The two-story layout includes three bedrooms plus main parents retreat with ensuite on the top level. Downstairs you will find the expansive open-plan kitchen, dining and living room space overlooking the city of Rockhampton. The lower level just keeps on giving, with another room that could be used as a 5th Room and a spacious indoor laundry. The home features ceiling fans and air-conditioning throughout, providing comfort on both levels. Outdoor living is a highlight with enviously expansive views over the city, including a barbeque/dining space adjacent to the above-ground pool. The fully fenced, terraced backyard ensures privacy and safety, and the property is conveniently situated within easy walking distance of Duthie Park and Mount Archer State School. Key features:- 4 bedrooms plus extra room downstairs- 2 bathrooms, 2 storeys, and brick construction- 2 car carport, with pebblecrete driveway- Downstairs boasts a spacious open-plan living/dining/kitchen area- Patio with great views overlooking the city of Rockhampton- Carpet, Tiles and Floating Floors throughout- Well-equipped timber kitchen with breakfast bar- 800m<sup>2</sup> terraced lot with a fenced backyard, situated in a quiet street- Easy walking distance to the local state school and parks, with shopping and services nearby- Currently rented until June 2024 for \$620 per week with long-term tenants