

# 322 East Street, Depot Hill, Qld 4700

 firstnational Complete

## House For Sale

Friday, 5 April 2024

322 East Street, Depot Hill, Qld 4700

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 607 m2**

**Type: House**



Sherralee North  
0411203577

**\$365,000**

322 East St, is a 3 bedroom cottage that was built in 1930. With only being less than 2km to the CBD, close to 4 primary schools, Rockhampton State High School, TCC High School, and The Grammer High Schools. Public transport of the Sun Bus Company and being 1 street away from the famous Fitzroy River. This home features the original interior French doors, high ceilings, tongue and groove doors, and casement windows. Here are some of the property's highlights that stand out- White pickets fence with double door latticed front verandah.-Open-plan living/dining and kitchen area with an archway and ceiling fan.-Timber-look vinyl flooring in the living area.-9'+ ceilings, ornate cornices and ceiling roses-3 bedrooms with ceiling fans, plus front study room that can be converted into a 4th bedroom.-Internal laundry with ramp access to the backyard.-Land size of 607m<sup>2</sup> with side access and a garden shed-Brand new roof-New split system air con installed in lounge room-Freshly painted exterior-Currently rented for \$400 per week with a rental appraisal of \$450 per week Please note that while the information provided by the vendor is considered reliable, the Agent does not warrant any errors or omissions. Interested parties are encouraged to conduct their own research.