

**35 Cooper Street, Biloela, Qld 4715**



**House For Sale**

Friday, 12 April 2024

35 Cooper Street, Biloela, Qld 4715

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 708 m2**

**Type: House**



Bronte Newling  
0749922577

**\$349,000**

This extremely tidy residence proudly presents a standout feature that will ignite your imagination: a 14 x 9m powered shed. Whether you're a hobbyist, tradesman, or simply seeking ample space for your projects, this impressive shed opens the door to endless opportunities. This home is situated in an excellent neighbourhood, offering easy access to everything you need. Within walking distance, you'll find schools, sports fields, Bowls Club, Hospital and parkland. Inside you will find an open-plan kitchen and living room, complete with air-conditioning and fans to keep you comfortable year-round. There are beautifully polished timber floorboards that extend throughout most of the home, exuding warmth and character. The three generous-sized bedrooms are each equipped with ceiling fans. Two of the bedrooms have split-system air-conditioners, one with a wardrobe. The bathroom is tidy and functional with a free-standing shower, storage cupboard and a separate toilet. Convenience continues with a spacious internal laundry, complete with a plumbed in dishwasher. Outside you will find well established sir Walter lawns and two rainwater tanks totalling 36,000L. The rear yard is partly fenced with mostly color bond fencing and has side vehicle access to the shed, as well as a single carport. For extra peace of mind, the switchboard, all electrical wiring and the roof has been upgraded. With numerous features on offer, you don't want to miss the opportunity to make this your new home. Contact Bronte at Ray White Biloela to arrange your private inspection today. • Rates - \$3,600\* per annum. \*Approx