

**35 Moncrieff Street, Walkervale, Qld 4670**



**Sold House**

Wednesday, 16 August 2023

35 Moncrieff Street, Walkervale, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1505 m2**

**Type: House**



Sonia Hancock

0438162574

**\$425,000**

Located in the sought-after suburb of Walkervale, this property is conveniently situated on a sprawling 1505 sqm of land providing ample space for you and your family to enjoy. The home comprises of 2 levels: the first level of living provides a large lounge room that flows through to the dining area and kitchen. The internal laundry is also on this level and offers a separate toilet for convenience. Upon entry the private outdoor balcony provides a peaceful spot to enjoy your morning coffee or unwind in the evening. Upstairs boasts 3 good size bedrooms 2 with built in robes and a nicely renovated bathroom with an additional toilet. The attached garage not only provides secure parking and internal access to the home, there is a roller door to the rear providing access to the backyard, additionally, there is a decent workshop space perfect for DIY projects or additional storage plus there. The property has side access to the rear allowing you to build further sheds or add a pool if required. The fully fenced yard ensures privacy and security, while the garden offers a tranquil setting for outdoor activities or gardening enthusiasts. The 1505sqm block may also provide future development potential - subject to council approvals for a secondary dwelling or Granny flat. Close to schools, shops, public transport and more, this is a perfect investment portfolio addition or a great opportunity to get yourself into the property market. Be quick to secure this investment or future home. Call Sonia Hancock today on 0438 162 574 to arrange your inspection. AT A GLANCE: LAND - 1505m<sup>2</sup> - Zoning - Low Density Residential - Town Water - Yes - Town Sewage - Yes - Wide street frontage: 29.8m HOUSE - 3 Bedrooms - 1 Bathroom - 2 Toilets - Large open kitchen - Internal laundry - Undercover entertaining area / front patio - Single attached garage with workshop - Fully fenced Rates: \$1,900 per half year (Approx) Agent: Sonia Hancock Mobile: 0438 162 574 The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters.