

# 4 Browne Street, Yarraman, Qld 4614

## Sold House

Thursday, 4 April 2024

4 Browne Street, Yarraman, Qld 4614

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 1012 m2**

**Type: House**



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**\$305,000**

Welcome to this delightful 4-bedroom house, brimming with timeless charm and unique character. Situated within a convenient location, this property offers an ideal blend of comfort, space, and functionality, making it the perfect choice for families and investors alike.

**Key Features:**

- French Doors and Bedroom Layout:** The larger bedrooms in this house are separated from the smaller ones by French doors, offering a touch of sophistication and privacy. This thoughtful design allows for flexible usage of space, making it ideal for families of various sizes.
- Main Bedroom with Built-In Wardrobe:** The main bedroom is designed with a built-in wardrobe, providing plenty of storage space for your belongings.
- Tongue and Groove, Polished Floors:** Step into the inviting living area where you'll be greeted by tongue and groove walls, adding a traditional feel to the home. The polished floors throughout the living area enhance the overall aesthetics while ensuring easy maintenance.
- Neat and Tidy Long-Term Tenant:** This property comes with the added advantage of a reliable long-term tenant, ensuring a steady income stream for investors or peace of mind for new homeowners.
- Under House Storage and Laundry:** The practicality of this house extends below, with ample under-house storage to keep your belongings organized and the laundry conveniently located in the same area for added functionality.
- Back Small Veranda:** Enjoy moments of tranquillity on the small veranda at the back of the house. It's a perfect spot to relax, read a book, or savour your morning coffee while overlooking the lush backyard.
- High Ceilings and Queenslander Features:** High ceilings lend an air of spaciousness and grandeur to this classic Queenslander-style residence. Embrace the rich history and architectural elements that make this home truly special.
- Well-Appointed Kitchen with Pantry:** The kitchen is designed for efficiency and comes equipped with a pantry, providing ample storage for your culinary essentials.
- Good Size Back Yard:** The property boasts a generous back yard, offering endless possibilities for outdoor activities, gardening.
- Full Fenced with Some Maintenance Required:** The property is fully fenced, providing security and privacy. While some areas might require minimal maintenance, it presents an opportunity for personalization and improvement.
- High-Set House with Town Water and Sewerage:** Elevated for better views and ventilation, the high-set design adds to the charm of this property. With town water and sewerage, it combines modern conveniences with classic appeal.
- Walking Distance to Shops:** Enjoy the convenience of nearby shops, ensuring you have easy access to daily necessities and entertainment.
- 1 x Garden Water Tank:** The inclusion of a garden water tank promotes sustainable living and offers an eco-friendly way to nurture your garden.

Don't miss the chance to own this enchanting Queenslander-style house with all its exceptional features and potential. Whether you're seeking a comfortable family home or a smart investment, this property is worth considering. Arrange a viewing today and step into a world of timeless elegance and modern comfort. Contact us for more information or to book a private tour!

Currently Tenanted at \$280 with a potential rent income of up to \$350