

4 Chapman Street, Miriam Vale, Qld 4677



Sold House

Wednesday, 15 November 2023

4 Chapman Street, Miriam Vale, Qld 4677

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 2163 m2

Type: House



Celina Solis

0421924900

\$365,000

Welcome to the Country Charmer on Chapman. This gorgeous residence sits on 2 blocks, spanning over 2,163m². Solidly built and maintained to perfection, you'll be in love at your first viewing of this beautiful home. Step onto the secluded front veranda and into the massive open plan living and dining, overlooked by a modern kitchen with ample storage. Screened triple stack sliding glass doors lead directly out onto the large back deck creating a seamless indoor/outdoor feel. Wood look vinyl flooring throughout in perfect condition, split system A/C & a 3m high ceiling complete the light and airy living area. The kitchen features an electric cooktop with range hood and wall oven. Nestled in an island bench is a double sink with filtered water tap and dishwasher. Multiple power points for all your appliances and an unrestricted home for the largest fridge complete the kitchen. Need plenty of storage? Not a problem here, the walk through store room is the perfect size to store everything out of sight with easy access via the living AND back deck and includes a powered recess for your drinks fridge. Walk through to the main bedroom where you will also find the main bathroom with shower over bath, floor to ceiling tiles and separate toilet. The main also boasts a large walk in robe and split system A/C. The house design and raised structure lends itself to building a closet laundry in the kitchen area and converting the current laundry into an ensuite, if an ensuite was desired. On the other side of the kitchen are the 2nd and 3rd bedrooms, giving the main bedroom that little bit of privacy. One has a split system A/C and the other a box A/C. Separate laundry with more storage leads directly out to the back patio & clothes line. Exterior construction is classic timber weatherboard and colourbond roof on steel stumps all in immaculate condition. Exterior features include a near new hot water system, a 6.6kw solar system with grid feed-in, 23,000lt of plumbed rainwater with backup town water, and a tool shed/workshop at the back of the property. A 9m x 6m x 2.4m garage to the front provides secure car parking for 2 cars and the attached carport provides a third covered car parking space. The property is fully fenced with a gorgeous treated pine fence on 2 sides with 2 sets of wide double gates allowing drive through access. The two shared fences have dog proof fencing and the pine fence has been built to be easily dog proofed for further reassurance. Beautifully established gardens, with established citrus trees, surround the property making it secluded and private from the outside world, a truly peaceful little spot in Miriam Vale. Miriam Vale has a local school teaches from pre-school to year 10, Information Centre, Police Station, Post Office/Gift shop, Small supermarket/General Store, fantastic Pub, a number of small cafes and specialty stores, rugby leagues, bowls club, golf course & train station. Coles supermarket and Tannum Meats deliver to the area every other day. Tannum Sands & Boyne Island - 34 minute drive. Gladstone - 50 minute drive. Bororen - 5 minutes. Turkey Beach - 20 minutes. Agnes Water & 1770 - 37 minutes. *Disclaimer: The images are indicative only and are presented for illustrative purposes. While we strive to present the actual condition of the property, we strongly suggest that prospective buyers take the time to visit the property.