

40 Cullen Street, Warwick, Qld 4370

Sold House

Tuesday, 15 August 2023



40 Cullen Street, Warwick, Qld 4370

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 2074 m2

Type: House



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\$420,000

ALERT, ALERT: Here you can **DUAL OCCUPANCY** on **MORE THAN A QUARTER-ACRE!**WHO'S WHO?::: For the Owner-Occupier:This sizable property is perfectly suitable for the large or extended family who is wishing for, either large 4 Bedroom home or a main house with granny flat attached.::: For the Investor:This home is uniquely situated in the growth corridor of new subdivision land. Also, able to provide dual income which can provide positive cashflow to any investor due to massive increase in rental demands in this region.SET on a large 1,074 Sq Mtr **CORNER ALLOTMENT** which can provide dual access in the future if need be.**AS YOU STEP INSIDE**, discover the open-plan lounge and dining room with views of rolling hills and newly built homes in the area.**MAIN HOUSE:**- 3 Large Bedrooms with Built-In's and carpeted flooring- Large open plan Lounge and Dining with a Fire Place and gas heating points- Large original Kitchen with Electric free-standing Stove/Oven, Single sink, ample storage cupboards- Separate large Laundry with fully built in linen cupboards across the wall. Auto taps and Single Wash tub- Main Bathroom with Shower, separate toilet- Many storage cupboards to hall ways also- Security screens to windows, fly screens to sliding doors- Single lock-up garage with tilt door- Some solar to roof- Fully-fenced yard**GRANNY FLAT:**- 1 large bedroom with BIR and carpeted flooring- Large open-plan lounge and dining with a gas heating point.- Kitchen with electric free-standing stove/oven, single sink, ample storage cupboards- Large bathroom combined with laundry, auto taps and single wash tub and shower and vanity- Separate toilet- Many storage cupboards to the hallway- Security screens to doors and windowsAdditionally, this property consists of large landing area to front of the house and also has an expansive entertainment area to rear of the house.**SO WHAT'S NEARBY?**- 2.81km to Warwick Central State Primary- 2.93km to St Mary's Primary School- 3.77km to Warwick East State Primary- 3.77km to Warwick West State Primary- 4.20km to Warwick Christian College - Slade Campus**A RARE PACKAGE** of a large home with granny flat for dual occupancy on a large corner allotment, this one's the one you **MUST SHORTLIST NOW!****FOR YOUR CONVENIENCE**, The Jacqui Walker Sells Team is standing by right now to answer your questions. Feel free to text, call or message us night and day. **SEE NOW!*******Disclaimer:** All care taken, however you are encouraged to independently verify all figures, measurements and indications.