

40 Fitzroy Street, Cranbrook, Qld 4814

Helen Munro PROPERTY

House For Sale

Saturday, 1 June 2024

40 Fitzroy Street, Cranbrook, Qld 4814

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: House



Donna Glass
0417901080

Offers over \$399,000

Welcome to 40 Fitzroy Street, Cranbrook.....This gorgeous highset home was completely renovated upstairs 2 years ago and has huge potential downstairs. The property features new kitchen, new bathroom, new fencing, has been fully painted inside and out and much more!!!! Move in with nothing to do upstairs. Smart keyless entry opens the door to a built-in verandah adding additional space to a combined lounge/dining area. The kitchen is the hub of the home servicing the combined lounge/dining area. There is the potential to enclose downstairs and add additional living space/teenagers retreat and/or office. The oversized carport plus double side gate access allows plenty of space for a boat and a caravan. The backyard is large enough to install a pool and/or a man shed if desired. You can also enjoy watching the kids and your pets running around in the fully fenced property with a front electronic gate and security cameras for added safety and security. To keep the yard green all year round the automatic irrigation system can be connected to either town water or bore water, the choice is yours. The property is located close to schools, shops, medical facilities, public transport this home is great for first home buyers, downsizers and investors! Let me tell you more about this home:

Upstairs:

- Smart keyless entry
- Fully airconditioned
- 3 bedrooms, all with built-ins
- Kitchen with stainless steel dishwasher
- Open plan lounge/dining area
- Bathroom with walk in shower and separate toilet

Downstairs:

- Single lock up garage
- Potential for additional living space
- Internal laundry

Outside:

- Security cameras
- Double gate side access
- Fully fenced with brand new fencing
- Security screens and doors
- Manicured lawns and gardens
- Automatic Irrigation
- Double oversized carport
- Room for both caravan and boat
- Electronic front gate
- Garden shed
- Generator plug
- Bore

Land Size: 605m²

Rates (including water): \$1,929.08 per 6 months

Rental Appraisal: \$480 to \$500 per week

You won't want to miss out on this great opportunity in Cranbrook! Call me, Donna Glass on 0417 901 080 at any time to arrange a private inspection.