

**41 Evans Street, Atherton, Qld 4883**

**House For Sale**

Thursday, 15 February 2024

41 Evans Street, Atherton, Qld 4883

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1484 m2**

**Type: House**



Jesse Lemon



Nichole Dawson  
0407034918

**\$350,000**

Looking for your next project or investment opportunity? 41 Evans Street, located close to town and parklands this is the perfect project or investment opportunity. Featuring an open plan kitchen, living, and dining area, three good sized bedrooms, and a separate bathroom and toilet. Down the back of the house, you have a large storage area and laundry, this space could easily be converted to another room, workshop or even a garage. The house is well positioned on the lot allowing access down either side of the home, with plenty of back yard for a shed or for the family to enjoy. Other features include: - Brand new roof and guttering - Updated electrical - Timber floors under the vinyl flooring - Low maintenance yard - Quiet street - Walking distance to town - Partially fenced Please note this property is currently tenanted and will require a minimum of 24hrs notice for inspections. Current tenant has a lease until June and paying \$300.00 per week. For more information please contact Exclusive marketing agent Jesse Lemon on 0499 278 904