

45 Kennedy Street, Bowen, Qld 4805



House For Sale

Thursday, 11 April 2024

45 Kennedy Street, Bowen, Qld 4805

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House



Kyli McCrae

0438724700

\$449,000

A classic Queenslander sitting on a traditional 1012m2 fully fenced parcel of land, this wonderful home is a rare find in the Bowen market presently. This property offers the new owners the perfect location to establish their family with ample space to build a big shed and easy side access to the back yard for the boat or caravan. A number of upgrades have been completed over the years including new roof sheets approx. 10 years ago, updating of stumps as required, electrical box upgrade, modernised kitchen and air-conditioning installation. Timber floors feature through most of the upper level and are just waiting for someone to bring them to life again. There is still plenty of scope to personalise this home, but whilst you plan your renovations the home presents a very comfortable base to establish yourselves. On the upper level this property offers three bedrooms plus a lovely undercover patio at the front of the home. The main living room, bathroom and kitchen are also all on the same level. VJ timber walls are a highlight on the internal space. Downstairs can be access by both front and rear stairs and there is loads of room here for additional storage until you build your dream shed. There are two storage rooms on the lower level, the laundry and an attached carport for off street parking. This home boasts wonderful period charm. This property offers a very spacious 1012m2 parcel of land which is fully fenced. There is easy side access beside the home; if you have a boat or caravan this makes it very easy for you to park your pride and joy. The block size may also be suitable to a future subdivision, adding a granny flat or second dwelling behind or just enjoy the big block and build a big shed and a pool STCA. Under the current planning scheme, the block is zoned 'Low-Medium Density Residential'. Within just a couple of minutes walk you have the CBD, the Primary & High Schools and beautiful Mullers Lagoon parkland. The property is currently rented at \$450 per week and the tenants are on a periodic tenancy. For owner occupiers the relevant notice period will apply before possession can be given. This property is so comfortable and well presented, you will be VERY impressed with your personal inspection. Don't delay, this home will be snapped up quickly.

****Access is limited for viewing due to the property being tenanted, please call to find out available viewing times****