

45 Roe Street, Miriam Vale, Qld 4677

Sold House

Tuesday, 19 March 2024

45 Roe Street, Miriam Vale, Qld 4677

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 2023 m2

Type: House



Gordon Christian
0749749470

\$345,000

Looking for affordable, convenient living with loads of space and opportunity? Have you considered Miriam Vale? Unique 1930's Queenslander with its intriguing street appeal ready for you to add your own touches. This is one of the original Miriam Vale homesteads built back when Tobacco farming & Timber milling was the main source of industry in the area. You will be the 3rd only owner of this wonderful property. The home High set, 3 bed, 1 bath, living, study 2.5m x16m sunroom front veranda. Central living room with split system A/C Revamped kitchen with a new electric stove New bathroom with shower and vanity, separate toilet. Formal dining room/living 2 large bedrooms in the wings right and left 3rd bedroom with another smaller office room The Homes Features High ceilings and polished floorboards throughout Vintage stain glassed windows. Classic French doors opening onto the veranda Outside enjoy the massive back garden The exterior is weatherboard Internal walls & ceilings are tongue and groove hardwood & hoop pine, with some plywood sheeting. The property has been reinforced with steel and concrete block pillars. Yard and under house Ground floor features an outdoor laundry, a massive partially concreted space under the house for storage and projects Out in the back yard is where the original tobacco shed stands which can be used a carport, boat port, caravan space. Town and tank water with a 10,000 gallon concrete tank & serviced by a septic system The backyard is lush and full of established fruit tree such as Mango, custard apple, berdikan plum, banana, coconut, bush lemon, coffee bean tree, and macadamia tree. The Location - Miriam Vale Miriam Vale is becoming a trendy highway tourist stop. It has a local food store, Post Office/Gift shop, Small supermarket/General Store, fantastic Pub, a number of small cafes and specialty stores, the best bakery, a rugby league oval, bowls club, golf course & train station. and 2 services stations. The school starts at pre-school to year 10, Coles supermarket and Tannum Meats deliver to the area every other day Directions 45 mins to Agnes Water and access to the Southern Great Barrier Reef Tannum Sands & Boyne Island are a 40 minute drive North. Gladstone - 51-minute drive with access to direct flights to Brisbane and Melbourne Bororen - 8 minutes Turkey Beach - 20 minutes Property Type: House Land Area: 2,023 m² For viewings and contracts of sale contact Gordon Christian PRD Agnes Water - 1770 Licenced Realtor 0417206500