

**47 Hume Street, Barellan Point, Qld 4306**

**STRUD**

**Sold House**

Tuesday, 9 April 2024

47 Hume Street, Barellan Point, Qld 4306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 6374 m2**

**Type: House**



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**\$950,000**

Oozing with future value and nestled on a generous 6,374m<sup>2</sup> block with not one, but two street frontages, this meticulously maintained three bedroom home is a rare find. Located in a sought-after area, this property presents an exceptional opportunity for those seeking both space and potential for future subdivision (subject to council approval). As you step onto the property, you're greeted by a large front patio, perfect for enjoying the serene surroundings and admiring the expansive, pristine block that could be yours. The house itself has been lovingly cared for and boasts a wealth of future potential. Inside, the well-appointed kitchen awaits, featuring sleek stone benchtops and tiled flooring throughout, offering both style and functionality. The spacious bedrooms offer ample accommodation, each equipped with ceiling fans to ensure comfort year-round. With three car accommodation, there's plenty of space for vehicles, whether it's for your own use or to accommodate guests. **Property Highlights:** • 3 Large Bedrooms + Ceiling Fans & BIR • Large Kitchen + Stone Benchtops • Solar System • Epoxy Flooring in Garage • 3 Car Accommodation • Large Entertainment Area • Huge Covered Patio • 2 Street Frontage • 6,374m<sup>2</sup> Block • Subdivision Potential (Subject to ICC Approval) **Location:** • 3 minute drive to Karalee School & Childcare • 8 minute drive to Karalee Shopping Village • 8 minute drive to Warrego Highway access • 11 minute drive to Ipswich CBD • 22 minute drive to Amberley RAAF Base • 39 minute drive to Brisbane CBD For the investor, this property has been rent appraised for \$550 to \$580 per week. **Disclaimer:** STRUD Property has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.