

**54 Durah Street, Chinchilla, Qld 4413**



**House For Sale**

Monday, 15 April 2024

54 Durah Street, Chinchilla, Qld 4413

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 4857 m2**

**Type: House**



Warren Barker - Chinchilla

## Just Listed For Sale

54 Durah Street has been a much loved family for 47 years with the seller now choosing to relocate. It has been beautifully maintained and renovated over time and sits on a fully fenced 4,857m<sup>2</sup> of land in two lots. It presents a great opportunity for possible further subdivision (with council approval) as it has 3-way frontage to Durah, King and Park Streets. The large 12m x 6m powered shed with extra high remote roller door has its own entrance off Durah Street and is ideal for caravan storage or workshop. With the addition of the versatile second living area, office and 4th bedroom with ensuite it opens up the opportunity for elderly family members to live or visit or for an older teenager needing their own space and private entry. Upstairs home features include:

- Welcoming front tiled patio
- Open kitchen, dining and lounge area
- Modern kitchen includes electrical cooking appliances, dishwasher, pantry, breakfast bar, generous fridge and bench space and a multitude of cupboards and drawers
- Carpeted lounge room opens onto the front patio
- Large tiled laundry with built in cupboards, drawers and sink
- Family bathroom includes corner bath, shower, vanity and separate toilet
- All 3 upstairs bedrooms are carpeted and have built in cupboards and ceiling fans
- Security screens throughout

Zoned ducted air conditioning upstairs

Downstairs:

- Large second living area with vinyl flooring and built in cupboards
- Separate office with built in desk and shelving
- 4th carpeted bedroom with walk through hanging and shelving
- Handicap equipped ensuite with shower, vanity and bidet
- Extra hallway built in cupboard storage
- Large attached 11m x 7.5m entertainment area for get-togethers with family and friends
- Fully fenced house yard with single carport and remote sliding gate
- Rainwater storage held in 2 poly and one older tank plus an underground storage tank. Rainwater is plumbed into the kitchen for drinking
- Bore (not operational currently)
- Established lawns, trees and gardens

Opportunities rarely become available for the purchase of land this size within the town limits. Be first to inspect - give Warren a call on 0429 893 099NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details