

55 Livingstone Street, Bowen, Qld 4805



Sold House

Monday, 8 January 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 2023 m2

Type: House



Kyli McCrae

0438724700

\$495,000

Taking you back to yesteryear, this beautiful example of a classic Queenslander home is ready and waiting for a new family to move in and enjoy her. As you step through the front door you are greeted by an inviting hallway adorned with timber flooring and traditional VJ walls. This then leads you through a very traditional floorplan very symbolic to this time period with two bedrooms off the hallway and the living space at the rear of the home. This property has a third bedroom off to one side, a very spacious bathroom and kitchen. Wrap around balconies are easily accessed from two of the bedrooms as well as the large kitchen. Ornate traditional details feature throughout this home along with beautiful timber floors throughout. With the traditional Queenslander style windows, you will enjoy lovely sea breezes sailing through the home, as an added bonus there are several split system air-conditioner units also fitted. Underneath the home is ample space for secure storage as well as your laundry room. Recently the home has had a new roof installed along with new gutters and downpipes taking away one of the biggest costs with your potential future renovation. This roof upgrade has been bought up to current building code requirements as well for your peace of mind. There is so much future potential with this property to be further renovated as you desire, BUT sitting vacant now you can move in and immediately enjoy this wonderful home. This home also features a HUGE 2023m² parcel of land with an massive 40 metres of street frontage. For future value the property also has in place a current DA approval to convert the lot from one into three lots. This gives you future potential to proceed with a subdivision and construct further dwellings. There is ample room on this property for easy access for boats and caravans, heaps of space to build a future shed and pool OR in the future you can explore the development potential. It's hard not to fall in love with a Queenslander. Those adorable gables, the wide, sweeping verandahs, and that pretty lace fretwork, this is the style of home where your heart is going to make this decision easy for you. Be sure to inspect this home quickly, we will be fielding immediate offers on this property.