

**58 Chapman Street, Proserpine, Qld 4800**

**Professionals**

**House For Sale**

Thursday, 13 June 2024

58 Chapman Street, Proserpine, Qld 4800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1113 m2**

**Type: House**



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## For Sale

Not the victorious state NRL team, but this typical style and popular type home in NQ. This property should be on the radar for both owner/occupiers and investors. Southern owners have commitments elsewhere and have reluctantly decided to sell. This solid home offers the usual Queenslander features including tongue & groove walls, high ceilings, timber floors, good size rooms plus so much more. Not the least is the separate & generous size granny flat for the growing family or even granny herself! Situated on this large 1113m<sup>2</sup> block, position buyers will be impressed as it is within easy walking distance to local primary and high schools with Proserpine's CBD and other services not far away. A spacious older shed will take care of all the tools, gardening gear and tinny or why not build your own with the space this block affords. The main house comprises 3 bedrooms, 1 bathroom with the granny flat offering 1 bedroom, 1 bathroom and open plan living. A big bonus for an incoming buyer is that the roof has recently been replaced. Gardeners will enjoy turning this into something special with the privacy of the backyard often sought and seldom found. There is a current lease at \$650pw until 19/12/24. Investors can take advantage of Proserpine's extremely low vacancy market with the potential for more upside going forward. For owner/occupiers this can be turned into something special, either more traditional in design or why not modernize into a more eclectic look. Features include: - • New roof • Spacious & private back yard • Granny flat for extra living • Close to local schools & town shops/services • Lease to 19/12/24 @ \$650pw

The Proserpine real estate market continues to experience strong activity and noteworthy results. Current serious buyers do not hesitate with this property.