

**58 Pratten Street, Warwick, Qld 4370**



*Realty*

**Sold House**

Thursday, 5 October 2023

58 Pratten Street, Warwick, Qld 4370

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Mark Mauch  
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**\$325,000**

Southern Downs Realty is proud to present 58 Pratten St, Warwick to the market. This property offers 2 large bedrooms, plus an additional third smaller bedroom opening out onto a sleepout/ sunroom. Set amongst established gardens and positioned on a wide street, only 650 metres from the town centre, the home is being sold as vacant possession allowing the new owners to move in straight away. Comfortable inside, the residence offers a large lounge room with polished timber floors with large glass sliding doors opening out onto the north facing verandah. The kitchen features electric oven and hotplate, while the bathroom has a large shower and vanity with sperate toilet alongside. The property features two street frontages with access to the two-bay garage, plus utilities room via a bitumen driveway off Stewart Avenue. Ideal for the first home buyer, investor, or downsizer - this solid timber residence represents a great buying opportunity in a prime location surrounded by well presented and established homes. Property features:

- Two street Frontage
- Large lounge room
- Functional kitchen
- 2 bedrooms + 3rd bedroom or sunroom
- 1 Bathroom with shower & vanity, plus separate toilet
- Established shrubs and gardens
- Bitumen driveway into a Double lock up garage with extra utility room.
- Fully fenced yard
- Land : 809m<sup>2</sup>

To view this neat and tidy home contact Mark on 0419 519 979 or email [mark@sdrealty.com.au](mailto:mark@sdrealty.com.au) to arrange a time.