

**6 Graham Street, Ayr, Qld 4807**

**Raine&Horne.**

**Sold House**

Thursday, 14 September 2023

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**

**\$250,000**

Holding possibly one of the best locations within the CBD is this 4 bedroom lowset family home on a fully fenced, lush 1,012m<sup>2</sup> town block. A perfect purchase for those entering the market as an Investment property or a great one to call home... Welcome inside and see the potential this property will offer you... Situated in Graham Street with Hospital and Medical facilities located down the road as well as the convenience of TOSH'S corner store... For those with young family, Primary and High Schools are also within walking distance... The house features 4 bedrooms, all great in size with the master nothing short of exceptional... Three offer split air-conditioning with built-ins in the master and another... The living area wraps around the front of the home and is also air-conditioned for comfort... The kitchen is spacious and provides ample storage as well as plenty of cupboards and workspaces for all your culinary needs with generous adjoining dining area for all the family... The family bathroom offers linen storage, vanity, shower recess and separate toilet... It keeps getting better as you exit the back door as awaiting everyone is an inviting undercover BBQ area perfect to entertain friends and family... The laundry facilities are close by with a bonus second shower... For families with children and pets there is plenty of room for them to play and explore in the property's spacious back yard and for Hubby an extra big garden shed awaits to store mowers and such... Extra bonuses include a brand new colour bond roof plus the addition of SOLAR so those pesky ERGON bills are kept at bay, fanned throughout and vinyl planking making cleaning a breeze... There's even a delightful front deck area to enjoy that morning cuppa before conquering the day ahead... To finish there is carport parking for the family vehicle with access into the backyard for when you decide to build a MANCAVE... Awesome home for those looking so hurry and call today...