

66 Philip Street, Sun Valley, Qld 4680

House For Sale

Wednesday, 17 April 2024



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Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 819 m2

Type: House



Donnella Merrett
0400799180



Hayley Ward
0431378684

Offers From \$379,000

Nestled in Sun Valley, this delightful two-story residence presents a superb opportunity for investors, first-time buyers, and families seeking a prime location. The home's exterior is a charming mix, with a sturdy brick foundation below and contemporary vinyl planking above, promising durability and style. Upon entering, you'll find four generously proportioned bedrooms on the upper level, each fitted with ceiling fans in three rooms to ensure comfort throughout the seasons. The master bedroom, featuring its own air-conditioning unit, perfect for those warmer summer months. The heart of the home is the spacious kitchen, which comes well-equipped with an abundance of cupboard space, an electric oven, and a cooktop, catering to the needs of the culinary enthusiast. The open plan living area is designed for seamless living and entertaining, flowing effortlessly out to the balcony where you can enjoy the gentle breezes all year round. The lower level of the home is practical, hosting a two-car lock-up garage, a convenient laundry, and a sizeable area that's ideal for a workshop or additional storage space. For those keen on sustainability, the property boasts solar power, ensuring energy efficiency. The expansive 819 square metre land parcel offers a lush backyard with ample room for a shed or the installation of a swimming pool. At a glance: -Two story home, hardwood construction, built in 1974 set on 819m² block. -Open plan living and dining that leads to upstairs balconies. -Spacious kitchen with plenty of cupboard space, pantry and electric oven and cooktop. -Four good sized bedrooms, main bedroom complete with air-conditioning. -Main bathroom includes shower, bathtub and vanity with separate toilet. -Two car lock up garage. -Laundry located downstairs with room for a workshop or extra storage. -Great sized backyard to add shed or pool. -Yearly council rates are \$3,300 approximately. -Estimate rental is \$440 to \$460 per week. Located just a stone's throw from local shops and schools, and a mere few minutes' drive from Gladstone's bustling CBD and the picturesque East Shores Precinct, this home is a perfect blend of peaceful living and convenience. Don't delay contact Donnella today for more information and to book your inspection. **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**