

**7 Thomsen Street, Millbank, Qld 4670**



**Sold House**

Monday, 11 September 2023

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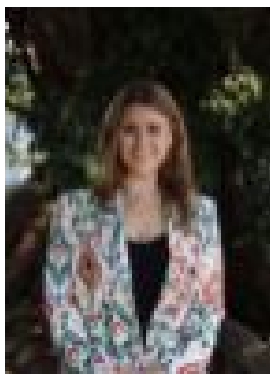
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 498 m2**

**Type: House**



Tayla Bird

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## Contact agent

Nestled in the suburb of Millbank, this brick home is your opportunity to secure a fantastic property in a sought-after location. Situated on a corner block, this home offers both convenience and privacy. All amenities, including schools, shopping, hospitals, and the CBD, are all within a 10-minute drive. The spacious air-conditioned lounge room and open-plan dining and kitchen areas are designed for comfortable living. The kitchen is equipped with a gas stove top and ample storage space. With three large bedrooms with built-in wardrobes, ensuring ample storage space for all your belongings. The main bedroom is air-conditioned for your comfort. The fourth bedroom may be cosy, however still accommodates a single bed, desk, and TV unit with ease, it's perfect as a child's/Baby's room, guest room, or home office. The main bathroom includes a shower, bath, and toilet, ensuring convenience for the whole family. An additional shower and toilet are located in the laundry area. Despite its manageable 498m<sup>2</sup> size, this property boasts a beautiful saltwater pool with enough room to create an outdoor seating area or revamp into what once was a BBQ area, a garden shed, plus a separate yard on the other side. The property also includes 5.5kva solar, a double carport and side gate access, providing plenty of space and even room for a boat or caravan. Currently tenanted and generating rental income of \$450 per week, with a lease in place until 15th January 2024. However, with the current market appraisal suggesting a rental potential of \$500-\$530 per week, this property is not only a comfortable family home but also an excellent investment opportunity.

Property Highlights:- Conveniently located with all amenities within 10 minutes' drive- Flood-free zone, offering peace of mind- Generous 498m<sup>2</sup> block with room for a saltwater pool- Two grassed areas and a garden shed for outdoor enthusiasts- Three large bedrooms with built-in wardrobes- Air conditioning in the main bedroom for your comfort- A cozy 4th bedroom, perfect for guests or a home office- Fans in all bedrooms to keep you cool- Spacious and air-conditioned lounge room for relaxation- Open-plan dining and kitchen with a gas stove top- Ample storage space to keep your kitchen organized- Main bathroom with shower, bath, and toilet- Additional second toilet and shower located in the laundry- Enjoy the good-sized saltwater pool on hot summer days that has recently be re-lined- 5.5kva Solar- Double carport and side gate access at both ends for convenience

For more information or to arrange a viewing, please contact Tayla Bird on 0402 460 732. \*\*Every effort has been made to verify the correct details of this marketing. Neither the agent, vendor, nor illustrator is responsible for any omission, wrongful inclusion, misdescription, or typing error in this marketing material. All interested parties should enquire to verify the information and satisfy any concerns. Fixtures shown may not be included in the sale & questions must be directed to the agent. Any information intended to be relied on should be independently verified and necessary due diligence conducted. \*\*