

7 Whitefriars Street, Rockville, Qld 4350



Sold House

Thursday, 15 February 2024

7 Whitefriars Street, Rockville, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 668 m2

Type: House



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\$451,500

- Front porch - 3 good sized carpeted bedrooms- Generous carpeted lounge room complete with reverse cycle air-conditioning, ceiling fan and wood heater - Centrally located kitchen equipped with electric cooktop, electric wall oven and rangehood, plus also featuring 2 bowl sink plus plenty of bench space and cupboards- Dining room adjacent to the kitchen- Bathroom home to a good sized shower and corner vanity- Separate toilet for added convenience- Plenty of storage throughout- Single lock-up garage with integrated laundry to the rear- Garden shed- Privacy fenced backyard- Rent appraised at \$410 - \$440 per week

Step into 7 Whitefriars Street in Rockville, a solid brick home offering a great foundation for renovators, first-time homeowners, or investors. This well-maintained property, nestled in a quiet cul-de-sac, is an ideal choice for those looking to make their mark in the property market. The home greets you with a welcoming front porch leading into a comfortable interior space. It features three carpeted bedrooms, each providing a cozy personal retreat. The generous lounge room, equipped with reverse cycle air-conditioning, a ceiling fan, and a wood heater, is a versatile space suitable for relaxation throughout the year. The lounge room leads directly to a functional kitchen and adjoining dining area, making it ideal for family meals and easy living. The kitchen is well-appointed with an electric cooktop, electric wall oven, rangehood, and a 2-bowl sink, along with ample bench space and cupboards. The dining room, conveniently located next to the kitchen, enhances the home's practical layout. A well-sized bathroom with a shower and corner vanity, along with a separate toilet, serves the home efficiently. The property also boasts a single lock-up garage with an integrated laundry area, providing additional convenience and storage. Set on a 668m² flat allotment, the home offers a sizeable, privacy-fenced backyard, perfect for outdoor activities or future landscaping projects. A garden shed provides extra storage space for tools or outdoor equipment. This property's location is a key asset, being within walking distance to St Andrew's Hospital, various shops, parks, and schools. It offers a blend of suburban tranquility with the convenience of nearby amenities, making it an attractive option for various buyers. For renovators, this home presents a solid base to enhance and add value. First-time home buyers will find it an affordable entry into the housing market with scope to personalize over time. Investors, on the other hand, will recognize the potential for a steady rental income in a desirable neighborhood. Our property management team has recently rent appraised the property at \$410 - \$440 per week, subject to market conditions. 7 Whitefriars Street, Rockville, represents a smart choice for those seeking a solid home with potential in a prime location. It's an opportunity not to be missed for buyers aiming to enter the property market, invest wisely, or undertake a rewarding renovation project. General rates: currently \$1,197.54 net per half year Water rates: currently \$314.95 net per half year plus consumption Primary school state catchment: Rockville State School High school state catchment: Wilsonton State High School