

**70 Philip Street, Sun Valley, Qld 4680**



**Sold House**

Saturday, 16 December 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 652 m2**

**Type: House**



Hayley Ward  
0431378684

**\$255,000**

Positioned on a generous 652m2 allotment in Sun Valley, 70 Philip Street is the ideal investment property. Boasting two spacious bedrooms, one bathroom, multiple living spaces, impressive outdoor entertaining space and single lockup garage, this home is neat, tidy and low maintenance. At a glance; - Fully fenced, 652m2 allotment - Two spacious bedrooms complete with built in robes, ceiling fans and a split system air conditioner in the master. - Tidy kitchen complete with electric appliances and ample storage cupboards. - Main living area at the heart of the home, complete with split system air conditioner for year-round comfort. Adjacent dining room for added convenience. - Second living area with additional entry door and potential for floorplan changes to add dual living or another bedroom. - Main bathroom complete with bath over shower combination, vanity and toilet. - Single lock-up garage with doorway access to the rear yard, perfect for parking or storage. - Separate laundry with linen cupboard and doorway access to the rear yard and clothesline for added convenience. - Impressive undercover patio with enclosed entertaining/storage area and additional garden shed. - Rates: approx. \$3,500 p.a- Long term tenant in place at \$180/wk until October 2024. Current rental appraisal: \$250-\$270/wk. Conveniently located in Sun Valley, this property is a short walk to Trinity School and nearby convenience store complex with service station, bottle-o, hair salon and fish & chip shop. Within a 3-minute drive of the Stockland shopping complex and Toolooa State High School. Contact Hayley on 0431 378 684 to arrange an inspection. Please note at least 24hrs' notice is required for inspections as the property is currently tenanted. \*Photos have been digitally edited to protect the privacy of the tenant.\*\*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\*\*