

**93 Edward Street, Charleville, Qld 4470**



**Sold House**

Wednesday, 8 November 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 799 m2**

**Type: House**



No Agent Property QLD  
1300594794

## Contact agent

Phone enquiries - please quote property ID 28881. This recently renovated three bedroom home (with potential for a fourth bedroom) is well suited for families or tenants. It offers air conditioning, undercover two vehicle parking and is within close proximity to shops, schools, and health services. This recently renovated home is air-conditioned throughout including the functional office space that boasts natural light, and street views. The open plan lounge and dining rooms are carpeted and the country kitchen comes with wall oven, microwave, ceramic cook-top and range hood. The renovated bathroom has a walk-in disability-friendly shower, neat vanity and ample linen storage. Hot water is supplied by a Rinnai on-demand gas hot water system. Gas Certificate is current. Included in the sale is one TV, two king size beds, one sofa bed, a free standing wardrobe, two built in wardrobes and a dressing table. Also included are a clothes dryer, dining table and chairs and two recliners and 2 piece lounge. The house has five reverse cycle air-conditioners and one evaporative AC unit that makes the entire house comfy in all seasons. In addition there are eight connected roof-mounted solar panels. Recently installed 5 Wireless Interconnected Smoke Alarms with remote, approved Smoke Detectors, Fire Extinguisher & Fire Blanket. The spacious backyard is easily maintained, safe for families. A lawnmower is included in the sale. Community Services - The home is very well located being within 250 metres of the main shopping centre with Supermarkets, Banks and Post Office. Two modern Medical Centres are 50 metres and 250 metres close by and Hospital less than 1 kilometre. There are 2 Primary Schools within a safe 300 metre walk and High School is 1 kilometre away. Transport - Charleville is serviced by Qantas Link and Rex Aviation. There are 2 daily bus services to Brisbane and Westlander passenger rail service twice weekly. An excellent highway network provides travel in all four directions. Daily Freight services are by road transport and air freight plus Aust Post. Industry are Rural, Tourism and Trade and Service Providers to the greater South West Qld area. Employment - The main employer is Western Meat Exporters Pty Ltd located three kilometers away. <https://www.westernmeatexporters.com.au/Employer> is known to provide employment to couples. Rental Potential. Currently rented for \$260/week until 16 Oct 2023. Other options for Rentals. Many workers are on Employer Sponsored Visa for up to 5 years and these require rented accommodation for that period. Other potential renters are Government employees on work contracts. DISCLAIMER While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.