

# Address available on request, Alpha, Qld 4724



## Sold House

Thursday, 18 April 2024

Address available on request, Alpha, Qld 4724

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1030 m2

Type: House



Ed Wood

0428874240

## Contact agent

Ready to Occupy and/or ready income opportunity. Tidy and fully furnished Highset Residence. Come in, bring your suit case. Billys on, put your feet up. Whether it's to be owner occupied, or Air BnB, or short term or long-term rental, there are numerous opportunities for this well-maintained highset home with 3 generous sized Bedrooms and an additional sleepout. Carpeted floor coverings in each of the bedrooms and lounges. Linoleum in the Kitchen, tiles in the laundry and bathroom allow ease of care. Shower over bath and vanity, whilst the Toilet is in a separate cubicle. The list of furnishing and inclusions is extensive and allows immediate occupation and ability to maintain the established garden on the 1031 m<sup>2</sup> yard that is uniquely 25 metres deep with a frontage of 41 metres. Wall mounted Air conditioners are in two bedrooms as are ceiling fans plus a n Wall mounted unit in the Lounge along with Ceiling fans in this space and the kitchen. Roof Area is of approx. 135m<sup>2</sup>, this equates to 270m<sup>2</sup> approx. of living and utilizable area as the ground level is fully concreted and walled on 3 sides. This configuration provides ample opportunity for entertainment and general living in the lower open plan. A 6x6mtr garage as well as a 3 x 4mtr garden shed provides ample storage. All set in an easy to maintain garden. The dwelling stands on box section stumping of well and truly sufficient height to allow ground level occupation. A number of the stumps have been recently repaired. Three others will need attention in the next few years.

- Features include;
- Rear and front Steps
- Three bedrooms
- Additional Sleepout
- Large central living room
- Spacious kitchen with ample storage.
- Combined Kitchen/Dining.
- Globe Wood fired Stove and Electric Stove/oven
- Vanity and bathroom with separate toilet
- Reverse Cycle Wall mounted Box Air conditioners in the living and main bedrooms
- Enclosed verandah / Sleepout upon entry
- Ceiling fans
- Window furnishings
- Laundry located upstairs
- 6 x 6m<sup>2</sup> Garage/Shed
- 5x4m<sup>2</sup> Garden Shed
- Extensive list of Furnishings and garden tools
- Fully concreted ground level partially walled 135m<sup>2</sup> (approx) living area
- 45 mtr street frontage.

This property is offered for sale by expression of interest on a WIWO basis with an extensive list of furnishings and Chattels. Expressions of interest (EOI) will be invited up until 15 January 2024 unless the property is sold beforehand. EOI documentation and the list of inclusions will be forwarded to interested persons. Documentation can be attained by contacting the Agent, Ed Wood at [ed@belyando.com.au](mailto:ed@belyando.com.au) 0428874240. By the nature of the selling method, buyers should be aware that it is likely Multiple offers will exist and buyers are advised to submit their best and final offer as you may not be invited to resubmit the offer. AS A PRICING GUIDE OFFERS ARE INVITED IN EXCESS OF \$115,000.00

ABOUT ALPHA Alpha was named after an early property in the area which was taken up in 1863 and then became established as a service town for the Central Western Railway. It previously was the Seat of the Jericho Shire, however with amalgamation it is a key centre in the Barcaldine Regional Council. Located on the Capricorn Highway, its streets are named after poets, the main street being Shakespeare Street. Beef Cattle industry, Local Government, State Health and Education, Quarrying, various private contractors and business provide employment. Alpha is the site of Queensland's first co-located hospital, ambulance, police, fire and emergency services facility, built in 2016. "The Alpha Hospital and Co-Located Emergency Services facility will provide better integrated emergency responses and services for the Alpha community and region," he said. The new hospital includes 24-hour emergency access, two inpatient beds, two observation beds and two resuscitation bays, private practice clinic facilities, a four-bed residential aged-care facility, outpatient treatment facilities, tele-health facilities and non-clinical support services. Medical Air transport to Brisbane is also utilized. Alpha State School is a government primary and secondary (Prep-10) school. The nearest secondary schools to Year 12 are in Barcaldine 140 kilometres (87 mi) to the west and Emerald 169 kilometres (105 mi) to the east. Alternatively, there is distance education and boarding schools. Alpha State School provides support to students studying Years 11 and 12 by distance education. Alpha has a tourism information centre, library, golf course, art gallery, showground, Rugby League team, Annual Race meeting, Campdraft, Rodeo numerous parks, swimming pool, tennis courts, museum, newsagents/hardware, bank, pub, grocery store, baker, post office and Coffee Shop, Roadhouse, craft shop, hairdresser, pharmacy, hospital, police station and fire station. Barcaldine Regional Council maintains a large regional depot in town.