

# 10 Phyllis St, Harristown, QLD, 4350



## House For Sale

Tuesday, 3 September 2024

10 Phyllis St, Harristown, QLD, 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## **This Could Be Opportunity Knocking!!!**

Located in thriving Harristown on a very generous 1012m<sup>2</sup> block (zoned Low-Medium Density Residential), 10 Phyllis Street has plenty to offer!

The quiet residential street is just 10 mins walk to Clifford Gardens Shopping Centre & even closer to the burgeoning retail precinct along Anzac Avenue – this area is on the way up.

Handy location aside, the other great news is the current owner has done plenty of hard graft and spent plenty of money over the last few years & it shows.

Features include a fabulous new eat-in kitchen which forms part of an open-plan meals/family area complete with wood-burning stove, a modern family bathroom, 2 good-sized bedrooms (1 with robe) and a study/small single bedroom. Add to this, a cosy formal living area at the front of the home, new floor coverings through-out and the current owner has also had the home re-wired including a new meter box and circuit board.

Outdoors, there is a garage/shed (in original condition); & the fencing on 3 sides of the 1012m<sup>2</sup> block have been replaced. While much of the hard (and expensive) work has been done, there is still plenty of potential to improve the property and add value – a little cosmetic work will go a long way. So, for those looking for a project, blocks of this size and zoning come with plenty of options (subject to TRC approval).

The home is currently rented to good tenants @ \$390pw till the 08.07.2025.

Sound interesting???.....call us today!

Features Include:

- Huge new "eat-in" kitchen
- Spacious dining/family area with combustion stove
- Cosy living area
- Modern bathroom
- 2 big bedrooms plus study/single bedroom
- Completely re-wired
- New meter box and circuit board
- Ceiling fans
- New laminate flooring throughout
- 1012m<sup>2</sup> block
- Smoke alarm compliant
- 10-minute walk to Clifford Gardens Shopping Centre
- Stroll to daycare and new retail precinct along Anzac Avenue

Zoned "Low-Medium Density Residential"

Rented: @ \$390pw till 08.07.2025

Rates: \$1269.08 - ½ year net

Water access: \$335.75 - ½ year net

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