

**12 Catherine Street, Wandal, Qld 4700**



**House For Sale**

Tuesday, 21 May 2024

12 Catherine Street, Wandal, Qld 4700

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 810 m2**

**Type: House**



Melinda Kirby

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## Offers over \$529,000

From the moment you arrive, you'll be captivated by the character and charm of this beautiful home. Set on a generous 810m<sup>2</sup> block, this stunning property is not one to miss. With 3 bedrooms, 1 bathroom, and accommodation for four cars, there is plenty of room for you and your family. Your furry friends are also welcome and will be safe and sound with secure fencing and a spacious backyard for them to play in. Storage will not be an issue with a powered two-bay shed out back, complete with side access. Inside, you'll find high Federation-style pressed metal ceilings and polished timber floorboards, complemented by neutral tones throughout. Plantation shutters allow ample natural light to flood in, enhancing the already spacious feel of the home. The three generously-sized bedrooms include two with access to the wrap-around front verandah. The home is fully air-conditioned for year-round comfort. Beyond the large living room, you'll find the dining room, kitchen, and bathroom overlooking the backyard. Under the house, there's a large enclosed space perfect for multiple uses, a laundry room, and ample space for cars or storage, with the option to drive through to the backyard. This home stands out from the rest with a brand-new roof recently installed, providing added protection and functionality for years to come. With the prime southside location, you will have the option to drive or walk to all you need with the Local IGA, Newsagent, Bakery, Cafe, Pharmacy, Post Office, Pub, and showground all within minutes walking distance. Location Highlights: • The Hall State School - 1 minute drive or walk • Rockhampton State High School - 1 minute drive or walk • St Joseph's School Wandal - 1 minute drive • Rockhampton Base Hospital - 3 minute drive • Allentown Square - 6 minute drive • Rockhampton Airport - 6 minute drive • City Centre Plaza - 7 minute drive This home offers the perfect blend of contemporary living and practicality, providing a comfortable and enjoyable lifestyle. Contact the Melinda Kirby Team, Rockhampton's #1 female agent, to arrange your inspection today!