

**148 Barolin Street, Walkervale, QLD, 4670**



**House For Sale**

Tuesday, 24 September 2024

148 Barolin Street, Walkervale, QLD, 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Michael Loader

## **RENOVATE / REMOVE / DEVELOP / SUB DIVIDE ENDLESS OPPORTUNITY on HUGE 1166m2**

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome property loaded with potential perched on a HUGE allotment in the heart of town!

**\*\*\* BUYERS IN THE MID \$300'S + SHOULD INSPECT - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES \*\*\***

Situated in a super central location handy to CBD, sports grounds, schooling, Church, shops, day care and walking distance to almost everything, This property presents a multitude of options and must be sold!

Features include:

- 3 bedrooms, good solid bones, ripe for a renovation
- Older style QLD'ER home, one owner for 30+ years
- External cladding to the exterior of the home which can be removed and the home can be instantly transformed back to a QLDER if required
- Solid hardwood construction, hardwood framed, needs full renovation
- Ideal renovator or simply remove the home and build a new duplex/ triplex (stca)
- Single bathroom
- Centrally located kitchen
- Side access to the allotment, drive through car accommodation
- Opportunity for first home buyers to buy & renovate as the budget allows, getting a foot on the property ladder at a basement price
- Perfectly livable as is for now (tenants have just vacated 1 week prior to sale)
- Room for shed/ pool and the children to enjoy for home buyers
- Expansive fully fenced 1166m2 allotment, loaded with the potential to subdivide/ build a duplex/ triplex (stca) or add a granny flat down the track
- Situated close to the CBD / major hospitals, this makes a perfect home or investment opportunity
- First home buyers/ tradies/ renovators this one is for you with the ability to value add & renovate as you go, huge potential on offer here with solid bones to work with
- Investors this one is ripper with a current rental appraisal at \$400+ per week as is (with a few small improvements), or renovate and reap the rewards with huge yield on offer!
- Property flippers who want to roll up their sleeves for a renovation, this one is ideal and at this price opportunities like this rarely present themselves
- 100% FLOOD FREE
- Ideal land bank investment, sit back and let the tenant pay the property off whilst you plan the sub division/ development or additional dwelling (stca) in the future
- An outstanding opportunity to enter the basement end of the market with a livable home (rarely found) and renovate/ update as you go
- VACANT FOR SALE PURPOSES, PRESENTED WELL FOR SALE!
- Awesome potential & returns on offer, be very quick!

**SERIOUSLY GOOD VALUE, MOTIVATED SELLER SEEKS IMMEDIATE ACTION!**

**IF YOU HAVE BEEN SEARCHING FOR A GREAT HOME, ON A GREAT BLOCK WITH SERIOUS POTENTIAL IN A TOP LOCATION STOP LOOKING. OOZING POTENTIAL & PRICED ON THE MONEY FOR IMMEDIATE SALE, MUST BE SOLD & AWAITING YOUR INSPECTION!**

**\*\*\* FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loaderspropety.com.au](http://www.loaderspropety.com.au) \*\*\***

**CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO**

## SUBMIT YOUR OFFER!

At a glance:

Bedrooms: 3

Bathrooms: 1

Living: 1

Solar: No

Land size: 1166sqm

Subdivision potential: Yes (stca)

A/C No

Rates Approx \$2000 p/h

Rental App - \$400+ p/w

\*\*\*Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document\*\*\*