

**22 Victoria Street, Forest Hill, Qld 4342**



**House For Sale**

Thursday, 4 July 2024

22 Victoria Street, Forest Hill, Qld 4342

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1011 m2**

**Type: House**



Emily Hallas  
0448742253



Kylie Hallas  
0754622636

**\$495,000**

Take a short drive off the Warrego Highway through the countryside into the quaint township of Forest Hill and you will easily fall in love with the welcoming community and peaceful lifestyle this town has to offer. Located only 5 minutes to Gatton's prestigious University of Queensland and under 10 minutes to the Warrego Highway and Plainland, this is a fantastic location to settle into or invest in. Inside: \* 4 built in bedrooms; 2 with air conditioners \* Modern kitchen is equipped with a dishwasher & electric cooking appliances \* Tiled rumpus room with separate office with concrete floor \* Bathroom is equipped with separate bath & shower as well as a separate toilet room \* Large laundry room with storage cupboards \* Air conditioned lounge room \* Ceiling fans throughout Outside: \* Undercover Carport leads to the private courtyard at the entrance of the home \* Covered private patio area in the back yard \* Garden shed \* Fully fenced back yard \* Full pressure town water & town sewage \* Large block in the centre of town \* Rainwater tank \* Enclosed chook pen in the back yard Centrally located within walking distance to the main shops, local primary school and bus stop for nearby High Schools. Easy walk to a public transport pick up point for destinations such as Brisbane, Ipswich & Gatton. If you're in the market for an affordable home, this is the one for you. Or, if you are searching for a great investment property, this is currently rented for \$560 per week in a fixed term lease until 28th October 2024. Now is the time to buy, get into the market while you still can! Please allow a minimum of 24 hours notice as courtesy to the residents for inspections.