

23 Wentworth Street, Leichhardt, Qld 4305



House For Sale

Sunday, 23 June 2024

23 Wentworth Street, Leichhardt, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: House



Gai Flynn

0422090882

OFFERS OVER \$529,000

TIMED SALE - OFFERS CLOSE 29TH JUNE AT 3.00PM. PROPERTIES IN LEICHHARDT ARE HOT HOT HOT!! DON'T MISS OUT ON STEPPING INTO THE MARKET IN A SUBURB CURRENTLY SEEING EXCEPTIONAL GROWTH! Keeping up with the market and maintenance our Vendors have recently added a new colourbond roof and gutters as well as new vinyl to bathroom and toilet floors (Not shown in photos). No need to worry about a new kitchen as this was recently replaced. Tidy throughout with polished timber floors, the living room on entry is air-conditioned and spacious with a dining area off the kitchen and windows opening to the front and side of the room for plenty of light. Opening from the dining area is a cosy front verandah adding an extra level for outdoor relaxation and a quiet coffee spot! Composite stone benchtops feature in the new kitchen as well as a pantry, overhead cupboards and gas stove with range hood. All 3 bedrooms are of a generous size with the main bedroom and bedroom 3 having split system A/C and bed 2 has a wall A/C. All bedrooms have built-in robes. The airy bathroom has an updated vanity, shower over bath and linen cupboard. The home exterior has timber cladding but in need of a paint! The rear stairs have been recently replaced and lead down from the kitchen to the yard and the separate enclosed laundry under the house. Further storage options are available under the house which is supported by concrete stumps. Outside the yard is fully fenced providing a carport which can also be used as a covered entertainment area. This well-appointed home is currently tenanted until 17th October 2024 at \$390/wk. New rental appraisal \$480/wk approx. Rates are \$523.60/QT. In this quiet area of Leichhardt you are only minutes' walk to a beautiful open park and playing fields as well as walking distance to Wulkuraka train station. Within this suburb and nearby One Mile you will find: Leichhardt State Primary school and Immaculate Heart Primary School and Church Leichhardt Pool and George Alder Tennis Centre Leichhardt and One Mile Community Centre and Local shops and Service Station. Leichhardt Family Medical Centre, Child care Centres and Ipswich Golf Course. So much on offer! Call me to book your appointment today! Contact Gai Flynn for further details. **DISCLAIMER:** First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.