

**271 Edwardes Street, Roma, Qld 4455**



**House For Sale**

Monday, 1 July 2024

271 Edwardes Street, Roma, Qld 4455

**Bedrooms: 5**

**Bathrooms: 3**

**Area: 974 m2**

**Type: House**



Morgan Rowbotham

**\$390,000**

Positioned in the quiet, tranquil parts of Roma edging on the adungadoo track is this four bedroom home positioned on a 974 m<sup>2</sup> allotment. This home poses an excellent opportunity for investors and families alike with plenty of space both inside and out. Whilst the home has had renovations throughout, it still holds its classic cottage charm with white casement windows, VJ paneling walls and high ceilings. The open plan living room allows families to freely use the space for dining, eating and lounging. Highlights about the property: As you enter the home you will walk into the carpeted lounge room with a split system air conditioner on the wall plus glass doors that lead on to the front patio. Following from this is the kitchen that presents in good condition with plenty of cupboard and bench space plus a central island bench. Directly across from the kitchen is the dining. Five bedrooms with the master bedroom hosting an ensuite shower, toilet and vanity. Four bedrooms have built-in cupboards, each with split systems installed and carpet flooring. Main bathroom sits directly between the dining/lounge and entertainment area hosting a shower over bath combo, toilet and vanity. This main bathroom is of a generous size. Renovated laundry includes modern cabinetry and an additional shower. This additional shower is a great addition for companies leasing the property. Around the back and off the entertainment area is another storage area that is completely lockable with concrete flooring. Undercover entertainment area off the house plus a double, undercover carport. The house is positioned to the front of block allowing plenty of room in the backyard. The backyard has two garden sheds (one to rear and one off the carport). Contact Morgan Rowbotham on 0419 850 369 to arrange an inspection on this property.