

3 Mary St, Palmwoods, QLD, 4555

AMBER WERCHON

House For Sale

Saturday, 10 August 2024

3 Mary St, Palmwoods, QLD, 4555

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Rachael Allen



Teale Ring
0422700980

Your Next Investment: Character Cottage with Subdivision Potential

Amber Werchon Property is delighted to present this charming 1960s worker's cottage, an ideal opportunity for astute investors looking to capitalize on a property brimming with potential.

Situated just behind the well-known Rick's Garage, this inviting 2-bedroom home, with the added bonus of a versatile sleepout or teenager's retreat, sits on a 637m² block zoned for medium density. The open-plan living area, polished timber floors, and bright, neutral décor create a warm and welcoming environment.

The property is perfectly positioned in the vibrant railway town of Palmwoods, within easy walking distance to the local bus and train stations, a diverse selection of eateries and coffee shops, and essential community amenities like schools, day care centers, and public sporting facilities. With the town's thriving business scene and a new large-chain supermarket potentially on the horizon, there's a steady demand for rental properties in the area.

Preliminary planning inquiries suggest the potential to subdivide the block, with options for:

2.73 to 4.56 one-bedroom dwellings

1.91 to 3.19 two-bedroom dwellings

1.42 to 2.36 three+ bedroom dwellings

Or a combination of the above configurations (STCA)

What We Love:

Light-filled and airy cottage with polished timber floors

2 bedrooms plus a sunroom, perfect for an office, 3rd bedroom, or teenager's retreat

Air-conditioned master bedroom, with security screens and ceiling fans throughout

Potential rental income of \$600 per week with the original home retained

Walking distance to train and bus stops, with quick access to the highway

Close proximity to schools, day care centers, and community sports facilities

For more information on planning possibilities or to arrange an inspection (by appointment only, as the property is tenanted), please contact the agent.

Smart Asset Homes Pty Ltd and Quay Ring Realty Pty Ltd, working in conjunction with Amber Werchon.