

31 Canning Street, Warwick, Qld 4370

House For Sale

Monday, 8 July 2024

31 Canning Street, Warwick, Qld 4370

Bedrooms: 4

Bathrooms: 1

Parkings: 12

Area: 1214 m2

Type: House



Craig Burgess
0455459966

\$950,000

Work, Live or Both Don't judge this book by its cover. There are three aspects to this significant asset: 1 - Charming timber residence Respectfully restored to preserve its period allure. This well maintained home blends old-world charm & modern comfort. Ample backyard, carport & garage. 2 - Commercial Opportunity Significant sheds at the rear of the property is accessed by a separate driveway. Shed 1 is a 4 metre high 5 bay shed with vehicle hoists (included) Shed 2, 12m x 9m x 4m (h) The perfect professional workshop, ultimate man cave or warehouse. 3 - Prime location Zoned mixed business. Walking distance to the city centre. Flood free. Some options for this asset: - Live in the house & operate a business from the ample sheds - Utilise the entire property for business - Derive rental income from the house and/or sheds

The Property Total Area 1214m² Zoned Mixed Use Flood Free Warwick CBD The Residence 31 Canning Street Warwick is the quintessential timber home for which Warwick is renowned. Over the years this lovely lady has been lovingly restored & modern comforts thoughtfully introduced. Freshly painted inside & out with a new roof, this property is beautifully presented & maintained. Ready for you to make a home. Period features Polished timber floors High ceilings Central hallway Enclosed sunroom Timber walls Ornate timber features Modern essentials Four carpeted bedrooms Air-conditioning Ceiling fans Electric stove 5 burner gas cooking Double sink Security screens Security door front & back Private, fenced yard Outdoor entertaining Iconic hills hoist! Manicured driveway 5000 litre rainwater storage plumbed to the kitchen Vehicle Accommodation to the house: 6m x 5m carport attached to 8m x 5m lockable garage, double doors Powered Services Mail service Council rubbish collection Town water Main Sewer NBN Commercial Opportunity Every inch of the property has been cleverly utilised. A driveway separate from the residence leads to the ideal workshop, warehouse or storage facility. The sheds are configured in a L Shape to maximise the space, creating a massive under roof workshop. 7m x 18m x 4m (high) shed with 2 roller doors to the outside and 3 roller doors that join the second shed 12m x 9m x 4m (high) 1 roller door Concrete hardstand area Secure fencing 3 phase power Included in the sale are 3 vehicle hoists To enquire or view this property please call Joanne Burgess 0418 18 45 77 or Craig Burgess 0455 45 9966.