

34 Church Street, Pomona, Qld 4568

GEORGE

House For Sale

Sunday, 23 June 2024

34 Church Street, Pomona, Qld 4568

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 840 m2

Type: House



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High 700,000's

Located in leafy Church Street, arguably Pomona's best; is this cute cottage-style home oozing cosy charm and a funky vibe, on a generous sized 840m² block, within walking distance to the village, rail, and local primary school. The home itself comprises balcony at entry, four bedrooms, modern ensuite, family bathroom, lounge room, separate dining, kitchen (upgraded in recent years), separate laundry, and huge 9.5x4m timber balcony at rear overlooking backyard with magnificent Jacaranda tree a striking centrepiece – resplendent when in bloom. Ceiling fans, mixture of flooring including timber, external access from one of the bedrooms, side access to a 2-bay carport (tandem) and 2-bay 6x6m shed, dedicated firepit area, and fencing on two sides – are existing features. It is very comfortable and liveable 'as is' with plenty of potential to further value-add over time; if it's a work-in-progress then it's one that is appealing rather than cumbersome, with a little creativity and vision it is not difficult to imagine this property being taken to the next-level, the bones are good and the ambience lovely and warm! The garden is gently sloping from front to back and fully usable; current owners have created an attractive landscaped space at front with firepit and festoon lighting, just perfect for toasting marshmallows and enjoying a glass of red wine under a clear winter sky. They love sitting on the front balcony in the morning and saying g'day to passers-by over a cuppa, this is so very "Pomona," and a wonderful way to start the day. Located within walking distance to all village amenities including boutique dining, iconic Majestic Theatre, parks, micro-distillery, IGA, museum and more – you can savour all the delights of this hinterland community on foot. When it's time to hit the beach – hit across to Noosa for a swim in Laguna Bay or a fish on the Noosa River in 25-30 minutes; and there's plenty of national parks to explore on the weekends in the Noosa hinterland regions as well as resplendent sparkling lakes; it's a beautiful part of the world to call home. Entry level buyers, downsizers/retirees, small families, tradies/property flippers – this is an opportunity for you to purchase into a quality neighbourhood where any time and money expended will reap you rewards not only in terms of capital growth but in lifestyle.

- Charming home with potential to further value-add
- Leafy, sought-after neighbourhood, walk to village
- 4 bedrooms, 2 bathrooms, separate living & dining
- Compact kitchen – updated approx. four years ago
- Huge rear deck with outlook over garden & Jacaranda
- Front landscaped yard with cosy firepit area & lighting
- Side access to 2-bay end to end carport + 2-bay shed
- 840m² block – gently sloping and fully usable
- Good bones & warm heart: renovate & reap rewards