

**36 James St, Kingaroy, QLD, 4610**



**House For Sale**

Tuesday, 24 September 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Exceptional Development Opportunity in James Street

This expansive 4047m<sup>2</sup> block in James Street offers a fantastic opportunity for developers or those seeking a spacious property in a prime location. Whether you envision a large family home or a strategic investment for multi-unit development, this property has it all. With potential for subdivision into a battle-axe block, you could fit up to 10 units while retaining the existing home.

### Property Highlights:

This Spacious chamferboard residence features wide verandas and beautiful polished timber floors in the living area. The home offers Four Bedrooms + Office: All bedrooms and the office boast new carpeting, ensuring comfort and style. The home has been freshly painted throughout and offers new carpets.

Modern Kitchen, generously sized with an electric oven, dishwasher, and air conditioning. A large living area equipped with a fireplace and multiple doors that open to the veranda, perfect for entertaining.

The main bedrooms offer a modern ensuite and air conditioning, along with new carpet for a fresh feel. The Main Bathroom features both a shower and bath, with a separate toilet for added convenience.

- Garage & Storage: Single lock-up garage plus an additional storage room.
- Outdoor Living: Enjoy a lovely arbor and BBQ area beside a picturesque bottle tree, ideal for gatherings.

### Additional Features:

- Equipped bore
- multiple sheds including a spacious main shed (approximately 9m x 6m with a skillion), and bird aviaries.
- Standalone Entertaining Space: Located centrally on the property for added convenience.

### Investment Potential:

With a rental appraisal of \$660-\$680, this property is vacant and competitively priced for a quick sale. Don't miss out on this unique opportunity to secure a prime piece of real estate with endless possibilities!