

**6 Picking Street, Goondiwindi, Qld 4390**



**House For Sale**

Tuesday, 2 July 2024

6 Picking Street, Goondiwindi, Qld 4390

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 827 m2**

**Type: House**



Anne Raymond

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## Contact Agent

MORE PHOTOS COMING..Here is the perfect opportunity for investors seeking a well-maintained asset with minimal upkeep and secure long-term tenants. Currently under lease until January 2025, generating \$420 per week in rental income.The home has been updated throughout with a modern kitchen, bathroom, new paintwork and floor coverings.Walking through the front door you are greeted with a warm and inviting living area which features raked ceilings, a cosy wood heater, split system air conditioning and ceiling fan ensures personal comfort through the seasons.This is further accompanied by the meals area perfectly situated next to the kitchen.The kitchen in crisp white cabinetry with black accessories features ample bench and storage options, electrical appliances including cook-top, under bench oven and dishwasher.Beyond the living area, a well-appointed hallway leads you to the main bathroom and bedrooms.The three bedrooms are all generously sized and feature built-in robes creating space for the whole family, while all being serviced by the updated central bathroom that hosts crisp white floor to ceiling tiles, walk-in shower with seamless glass door and vanity.A concrete area at the rear will make a perfect alfresco area for relaxation and entertaining overlooking the rear back yard.Ample parking with a two-bay shed 6m x 6m plus additional carport 6m x 6m suitable for the storage of another two vehicles.Fully fenced 827m2 allotment, low maintenance garden with established lawn and shrubs.This well-located property offers a low maintenance lifestyle located only five minutes from Schools, Shopping and all amenities.Disclaimer: The information contained in this brochure is not based on any independent enquiries or knowledge of the agents, and the vendor & agents expressly disclaim any liability arising therefrom. The accuracy of the information can not be guaranteed, and prospective purchasers should make their own judgment as to these matters.