

**63 The Soldiers Road, Bowen, QLD, 4805**



**House For Sale**

Monday, 28 October 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Unlock the Potential

This little beauty with 2 street access and prominent corner position is within easy proximity to Woolworths Centrepoin Plaza, golf course and picturesque Mullers Lagoon with walking track. Schools, CBD and the stunning beaches of Bowen are also only a few minutes' drive.

The large welcoming patio is just the spot for relaxing and no doubt countless cuppas over the years have been savoured here while watching the world go by. The interior has an open plan living/dining space with sliding doors to capture the breezes opening to the front patio. A split system air conditioner keeps everything cool while the polished timber hardwood floors are durable, classic and always add appeal. The kitchen is older style but user-friendly with plenty of cupboards and wall oven. The hallway leads to the 3 a/c bedrooms all with built ins plus the spacious main bathroom features several linen cupboards, neat vanity and separate shower.

Cyclone roller shutters are featured on 3 windows offering protection from the elements, plus a single lockup garage attached to the home takes care of your vehicle. The spacious, fenced 801 m2 block boasts ample yard space and includes a handy shed, perfect for storing tools and equipment.

The previous owners have cherished this sturdy home for many years, but it's now time for a new family to put their own stamp on it and make their own. While the house is perfectly habitable in its current state, there's significant potential to enhance its value, and with some thoughtful renovations, you could certainly capitalize. An opportunity for the 1st home buyer or the investor seeking to expand their portfolio – call us to arrange an inspection.