

9 Muller Street, Tingoorra, Qld 4608

Master Key Realty

House For Sale

Wednesday, 10 July 2024

9 Muller Street, Tingoorra, Qld 4608

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 959 m2

Type: House



Kylee Bassett

0434431353

\$349,000

Welcome to 9 Muller St, Tingoora - a unique blend of charm, history, and modern convenience, presenting an exceptional investment opportunity for both seasoned investors and those stepping into the property market for the first time. Imagine owning a piece of Tingoora's history, formerly the Kingaroy Girl Guides hall, now transformed into a lovely country home perfect for generating steady rental income. A Home with Heart As you step onto the lovely east-facing front verandah, you'll feel the welcoming embrace of this home's rich past and promising future. The polished timber floors lead you through an open-plan kitchen, lounge, and dining area. The kitchen, updated in 2020, is a chef's dream with its high-quality AEG appliances, including a self-cleaning oven, induction cooktop, and dishwasher. Ample cupboards and bench space, a large pantry, and filtered tank water to the kitchen sink make this space as functional as it is beautiful. The large breakfast bar is perfect for casual meals and entertaining, creating a warm and inviting atmosphere for family and friends. This lovely country cottage features two good-sized bedrooms with reverse cycle air con in the main bedroom plus a large room at the back of the home (approximately 7.5 m x 2.5 m) that can serve multiple purposes. Use it as an extra bedroom, a rumpus/kids playroom, a separate lounge room, or a home office with a view of the backyard. Outside, the 959m² fully fenced yard provides the perfect area for the kids to have fun and play, with sheds offering great storage space for your garden equipment and tools. This home has town water connection, septic tank, electric hot water, landline, good mobile service, and NBN internet. Prime Location Convenience at your doorstep, walk the kids to school as this property is located within walking distance to Tingoora State School or enjoy a country pub lunch at the Tingoora Hotel with friends and family. Explore the nearby Kilkivan to Kingaroy Rail Trail, just a short drive away, or venture 49 minutes to the Bunya Mountains for hiking and nature walks. Boating and fishing enthusiasts will love the proximity to Bjelke Petersen Dam, just 34 minutes away. A Smart Investment Currently rented by an excellent long-term tenant at \$300 per week, this property ensures immediate cash flow. Beyond the rental income, consider the tax benefits, equity growth, and potential for future appreciation - all key factors that make property investment a wise choice for securing your financial future. Whether you're looking to diversify your investment portfolio, start your journey in property investment, or return to the market with a robust and promising asset, 9 Muller St, Tingoora, is a smart choice that ticks all the boxes. If you have your pre-approval ready, contact us today to book your inspection. Please note, as this property is tenanted, appropriate notice must be given. Contact Us Today: Exclusive Agent: Kylee Bassett Phone: 0434 431 353 Email: kyleebassett@masterkeyrealty.com.au Disclaimer: We do not accept responsibility for the accuracy of any information. Interested parties should make their own enquiries to determine the accuracy of this information. Intending purchasers should seek legal and accounting advice before entering into any contract of sale.