








# Character Home with Flexibility for Investors or Homeowners – Close to CBD & River

2 1 344m2

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| Price | $480,000 |
| Property Type | Residential |
| Property ID | 1200 |
| Land Area | 344 m2 |

Set high on a solid brick base with RSJ beams, the home features a fully enclosed, high clearance and concreted lower level, providing excellent storage, workspace or the opportunity to further develop underneath (STCA- Subject to Council Approval). This additional space opens possibilities for those looking to add value or create extra living areas.

Upstairs, the home offers a comfortable and practical layout with two spacious bedrooms plus a sleepout, a built-in kitchen, tiled bathroom and a rear patio deck ideal for relaxing or entertaining with an elevated outlook.

A shed is located at the rear of the property with convenient access from the side street frontage, offering

## Agent Details

Leonie Wheeler - 0428 199 930
Alan Cornick - 0418 792 888

## Office Details

Rockhampton
109 Campbell St
Rockhampton City QLD 4700
Australia
0749278999

excellent space for storage or a workshop.

For investors, the property's proximity to the CBD, beautiful river walks and local amenities makes it an attractive rental proposition with potential to further enhance value. For homebuyers this property would be particularly attractive for those seeking a home with lifestyle appeal, or those considering a home-based business opportunity.

Currently Tenanted

Property Features

• High-set, high clearance weatherboard home on solid brick base

• Fully enclosed and concreted area underneath

• Two bedrooms plus sleepout

• Built-in kitchen and tiled bathroom

• Rear patio deck

• Rear shed with side street access

• Close to CBD, river and local amenities

• Potential for further development underneath (STCA)

Positioned just moments from the CBD and within easy reach of the river precinct, this classic high-set weatherboard home offers character, versatility and outstanding potential for both investors and homebuyers.

A property with genuine versatility in a highly convenient location — ideal for homeowners, investors or those seeking a work-from-home opportunity.

Call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection.

Note - File photos have been used in marketing at this stage.

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