



96 Campbell Street, Rockhampton City



## Fantastic Location. Renovated. Potential to build another dwelling on the allotment. Great value!

With walking distance to the Rockhampton Showgrounds, be close to the action for the next Beef Week, Rockhampton Show, RockyNats, as well as being close to town, the hospital, services and shops, Rockhampton High School and the cheesecake shop!

Highset 4 bedroom + office, 1 bathroom, 2 toilets on valuable (823m<sup>2</sup>) residential development block with street frontage and lane access makes it easy for truck and caravan access. The owner has spent up on this hardyplank house which is built on a full splitface besser block base and steel posts, refurbishing the interior, modernising it throughout. The exterior is currently being painted. With newly gyprocked interior walls and ceilings it

4 1 4 820 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	930
Land Area	820 m <sup>2</sup>

### Agent Details

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Leonie Wheeler - 0428 199 930

### Office Details

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is newly painted with quality paint. Modern LED lighting give you the feeling that you are in a new house, however the internal decorative features gives you a feeling reminiscent of a more classical era. Every bedroom (2 with built-ins) is fitted out with brand new Mitsubishi industrial split air conditioners, ceiling fans, wall TV points with accompanying power point. Each bedroom and office are lockable with individual keys making it perfect for an Airbnb potential especially in this location. Cool easterly breezes flow through the front patio through to the house cooling right through the lounge and dining area, whilst enjoying views to the Berserkers.

The attractive newly modern tiled bathroom has been completely renovated. Owner is awaiting trade availability to carpet bedrooms, put new vinyl in the kitchen and polish living area floors. There is a brand new 315 litre electric hot water system downstairs. There is a toilet inside the bathroom and another away from the bathroom separated by a large linen closet. The attractive and spacious kitchen has been upgraded and has a handy wide two door pantry cupboard for much-needed extra storage. Underneath the house is completely concreted and enclosed with split face besser block. It contains an additional sizeable lockable storage area. Cleverly, the house is wired for generator use in time of power outage.

An exciting extra potential is that zoning on the block allows for an additional house to be built at the rear using the bitumen lane frontage. Imagine the extra earning capacity you could have to live in a home on the block, then Airbnb the rooms, or to be able to build a unit for the grandparents to live nearby for economical accommodation. It could also be ideal to run a highly visible home-based business with excellent wide street parking and access. Available NOW! Priced at \$295,000 an inspection will reveal value and potential. Call Alan Cornick on 0418 792 888 or Leonie Wheeler on 0428 199 930 to arrange a time.



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