9 Uranium Street, Mount Garnet

Opportunity Knocks

3 1 1,315 m2

Here's an opportunity not to be missed – with a little bit of work, this three bedroom fully fenced home plus studio in Mount Garnet would make a great place to retire, or raise a family in a small tight knit community.

French doors allow entry to the lounge room off the tiled front verandah, revealing a wood heater, high ceilings, and a fan.

Walk into the galley style kitchen and discover laminate bench tops, electric wall oven and cook top, overhead cupboards, and a pantry.

Step down from the lounge room into the studio, which includes a kitchen, double doors with security screens at the front entrance, and a rear door giving access to the back yard, great for guest accommodation or teenager retreat.

Adjacent to the studio, there is a 8.3 sq mtr room with a toilet and vanity, leaving plenty of room to install a a shower / bath to make a second bathroom.

Down the hall you will discover the main bathroom featuring a shower and vanity next to the separate toilet.

The master bedroom includes a full length built in wardrobe with mirrored sliding doors, a fan and split system air conditioning.

Bedrooms two and three both have fans and split system air conditioning units.

There are linen cupboards in the hall and in a dedicated room between the kitchen and bathroom providing plenty of storage space for sheets and towels.

A concrete path leads from the rear of the house to a large laundry with an internal clothes line for drying clothes out of the rain.

Next to the laundry, there is a concrete pad ready and waiting for a gazebo or shed,

Price	$265000
Property Type	Residential
Property ID	409
Land Area	1,315 m2

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TOP OF THE TABLELANDS REALTY

and a cubby house for the children to play in.

On the external rear wall of the the studio there is an impressive brick and tile BBQ for authentic outdoor cooking.

Near the front gate the property includes a handy workshop shed with a work bench.

A quick look under the house reveals timber stumps and timber flooring.

*This property is being offered to the market on an ‘as is’ basis. Buyers will have to do their own due diligence as to the functionality of the appliances or integrity of the improvements.

For more information, or to view the property, please call exclusive agent Brendan Williams on 0447 809 808, or email me from this page.

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