



SOLD

CHARMING 3BR INVESTMENT IN HISTORIC CUNNAMULLA

Step into a rewarding investment opportunity with this charming 3-bedroom home positioned on Francis Street in the heart of Cunnamulla. Currently occupied by reliable tenants, this property offers immediate rental returns while you benefit from the town's growing appeal as a regional hub in Queensland's South West.

This well-appointed residence features three generous bedrooms, a comfortable lounge area, and a practical bathroom, all designed for easy living. The thoughtful layout maximises space and functionality, while evaporative cooling ensures year-round comfort during Cunnamulla's warm summers. Practical outdoor shed for additional storage needs and single carport for vehicle accommodation.

- Fully fenced 868 square metre block offering privacy and security
- Spacious balcony perfect for relaxing and entertaining
- Evaporative cooling system for comfortable living

The outdoor spaces truly shine with a fully fenced yard providing excellent security and privacy for tenants. The generous land size of 868 square metres offers plenty of room for outdoor activities, gardening, or future improvements. The pleasant balcony creates an ideal spot for morning coffee or evening relaxation, while the practical sheds ensure ample storage for all household needs.

Cunnamulla's strategic location makes it an attractive proposition for long-term investment growth. As the administrative centre for Paroo Shire, the town serves surrounding communities including Wyandra, Yowah, and Eulo across a vast 47,617 square kilometre region. The intersection of the Mitchell Highway and Balonne Highway positions Cunnamulla as a crucial transport hub, supporting the area's thriving cattle, sheep, and goat farming industries alongside growing tourism and opal mining sectors.

- Established educational facilities including Cunnamulla State School (Early Childhood to Year 12)
- Sacred Heart Primary School providing Catholic education options
- Essential services including primary health care (with visiting medical specialists), hospital and

3 BED | 1 BATH | 1 CAR

PRICE:
\$130,000

OPEN FOR INSPECTION:
N/A



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