



SOLD

SO MUCH ON OFFER HERE!

Step into the charm of this delightful 2 bedroom house perfectly positioned high on Bellevue Street in the heart of Richmond Hill. Set on a generous 1,012 square metre block, this property offers the space that busy families crave, all while being part of Charters Towers' most sought-after residential suburb.

This home features two comfortable bedrooms and two separate living areas making it ideal for first-home buyers, downsizers, or investors. There's a single garage and plenty of land that offers endless possibilities for those with green thumbs or families wanting room for children and pets to play freely, or space to add a big shed.

There's also a very functional kitchen with plenty of bench and storage space, an adjoining dining area, an enclosed downstairs entertainment area and separate laundry.

Out the back in two separate garden sheds, 3 raised garden beds and the clothes line, all enclosed with high and secure colourbond fencing. (See the attached site plan.)

The current owners have undertaken a great deal of improvements already, these include:

- Some restumping - Louvres replaced with aluminium windows - New hot water system - Enclosed the rear entertainment area - Installed plumbing for 2nd toilet in the laundry - Fenced on 3 sides with colourbond fencing - Wind roof turbine.

Unfortunately, their movements have not allowed them to complete all they intended to, because of this they are leaving lots of extras to help out the new owners.

These extras include:

A complete new bathroom -

- Floor tiles - Vanity and sink - Shower screen - Shower flooring - Taps and showerhead - Toilet.

This doesn't mean that the current bathroom isn't working, it's just fine, but it was going to be completely renovated.

A new split system air-conditioner for the living room-

- The outdoor unit is already in place on a concrete slab, the indoor unit is ready to be installed.

Added to this, the following items will be included in the sale:

- 70 inch TV wall mounted in the living room
- 3 seater entertainment lounge
- Single bed with near new mattress

2 BED | 1 BATH | 1 CAR

PRICE:
\$285,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN AND SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

12 Bellevue Street, Richmond Hill, Q, 4820.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.