



**SOLD**

## CIRCLE THIS ! IT WON'T LAST

Located in one of Warwick desirable areas, and within walking distance to primary and secondary schools, 36 Wattle offers a solid home ready for the renovator looking to add instant equity.

There are four bedrooms and a comfortable lounge area, a separate kitchen and dining room. There is currently a single bathroom and a back deck. The standout is the 4-car garage - with a hardwood frame and concrete floor this shed provides exceptional vehicle accommodation and storage solutions that are increasingly rare to find in today's market. This home does need renovating - but this is reflected in the price. A rare find for those with a limited budget who want to add value with a paint, and a new bathroom and kitchen.

- Spacious 4-bedroom lay out
- Living room opening onto small entry patio
- Large kitchen with dining area
- Impressive 4-car garage offering exceptional parking and storage
- Large 1012sqm fully fenced block providing privacy and space
- Prime Warwick location

This property represents an outstanding opportunity to secure a substantial family home in one of Queensland's most historic and well-connected rural towns. The combination of generous living spaces, exceptional parking facilities, and prime location creates the perfect foundation to renovate this home with massive potential.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

**4 BED | 1 BATH | 4 CAR**

**PRICE:**  
\$450,000

**OPEN FOR INSPECTION:**  
N/A



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