13 PATRICK STREET, KINGAROY, QLD, 4610









SOLD

OPPORTUNITY KNOCKS ON 920M² IN KINGAROY

This one is a renovator's delight, and needs significant cosmetic work, therefore it is being sold as-is, but if you're handy, have tradie mates, or want a new reno project, this one is worth seriously considering.

Set on a flat 920m² block on the hill in Kingaroy, this brick home has four bedrooms, a rumpus room, one bathroom and a separate laundry. The kitchen has been updated in the last few years, and the rest is ready to be brought back to life.

There's an undercover outdoor area, a garden shed and solar on the roof. The block is fenced on three sides and has plenty of room for a larger shed.

This is a great street in a good part of town. Walk to schools, multiple parks, and into town.

It's only 3.5km to Bunnings and Mitre 10 for all those trips you'll be doing.

Key points

- 920m² flat block
- 4 bedrooms plus rumpus room
- 1 bathroom, separate laundry
- Kitchen and laundry updated in recent years
- Undercover outdoor area
- Fenced on three sides
- Room for a bigger shed
- Walk to schools, parks and town
- Approx. 3.5km to Bunnings and Mitre 10
- Good neighbourhood surrounded by nice homes.

Items that are expected to come up in the building and pest report:
-Retaining wall to the north replaced in one section, further may be required
-Surface rust on centre of roof
-Internal walls and doors requiring sanding and paint
-Floor coverings require replacement

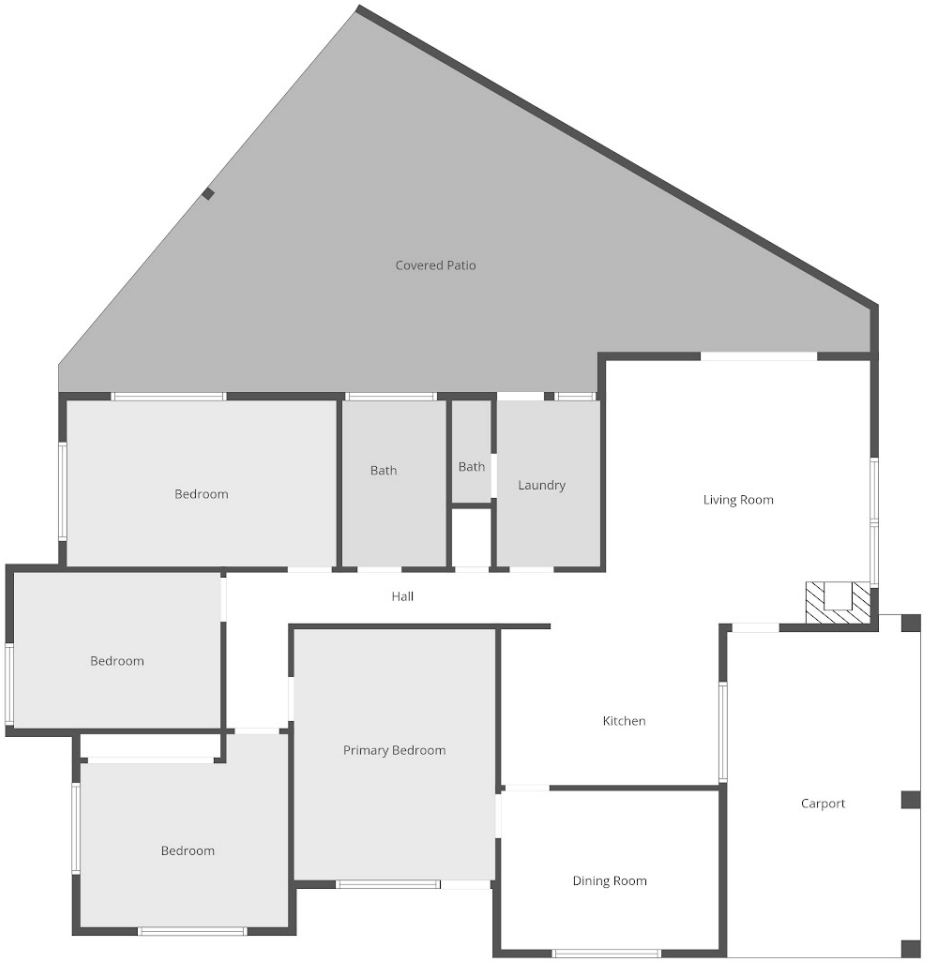
3 BED | 1 BATH | 2 CAR

PRICE:
$460,000

OPEN FOR INSPECTION:
N/A



Julian Gregson
0421577537
julian.gregson@atrealty.com.au
www.juliangregson.com.au



Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

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.

Julian Gregson
0421577537
julian.gregson@atrealty.com.au
www.juliangregson.com.au