



FOR SALE

FAMILY HOME OPPOSITE THE SCHOOL ON A GENEROUS 1,138M² BLOCK

Location doesn't get much more convenient than this! Positioned directly opposite Millmerran State School, 20 Simmons Street offers families the opportunity to watch the kids walk safely to school while enjoying a morning coffee from the comfort of your verandah.

Set on a fully fenced 1,138m² block, this well positioned property combines space, practicality and exciting potential for future improvements.

Inside is HUGE!!! You will find three bedrooms, a family bathroom, and the added convenience of a second toilet located off the laundry. The heart of the home is the open plan kitchen, dining and living area, creating a welcoming space for family life and entertaining. The standout feature is the huge master bedroom, offering plenty of room to create your dream retreat. With ample space available, there's potential to add a walk in wardrobe and ensuite, adding significant value and functionality to the home.

Outside, the property has a drive through carport, providing easy access to the backyard, plus an additional carport for extra storage, trailers or workshop space.

Whether you're a first home buyer, investor, or family looking for a convenient location with room to grow, this property is well worth your inspection.

Currently tenanted until the 31st August 2026 at \$500 per week. Vacant possession is available from the 1st of September. Selling with furniture if you wish, including but not limited to, two fridges and washing machine.

Property Features:

- *Fully fenced 1,138m² block
- *Prime location directly opposite Millmerran State School
- *3 bedrooms, 1 bathroom
- *Additional toilet off the laundry
- *Open plan kitchen, dining, and living area
- *Oversized master bedroom
- *Drive through carport

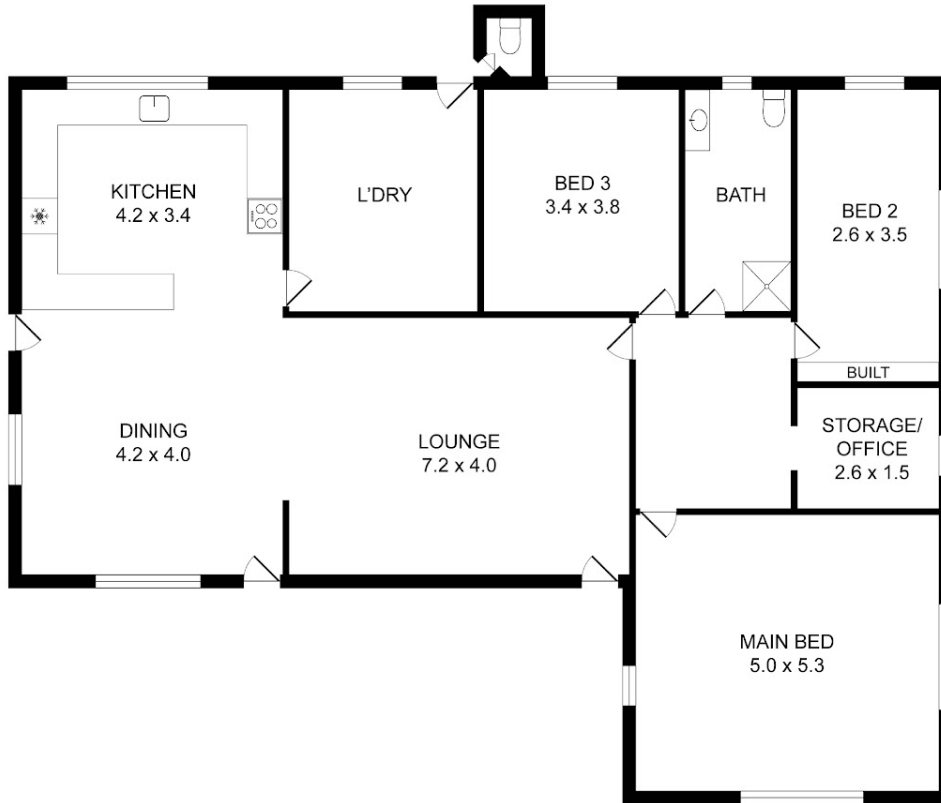
3 BED | 1 BATH | 1 CAR

PRICE:
\$550,000

OPEN FOR INSPECTION:
N/A



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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.