16 MANN STREET, EDMONTON, QLD, 4869









FOR SALE

QUARTER ACRE BLOCK + PARKING FOR 6 VEHICLES + WORKSHOP & MOUNTAIN VIEWS

This home has so much to offer. Whether you're a buyer seeking a sizeable "Home", a "Tradie" looking for somewhere to create that "Live work environment" or a buyer wanting to add to the current home down the track (STCA) for family or additional income; then look no further. Located just 10 minutes down the road from Edmonton CBD you can experience a country lifestyle within easy access to all local amenities.

Situated on a 1,012 sqm Block this home is ideally positioned towards the front. With three front gates there is easy access to a concrete hardstand big enough to accommodate cars, trucks, boats and caravans. Just 300m from Hambledon State School .

Featuring 3 large bedrooms and a smaller guest room to the rear of the home they all come with split system air conditioning. The open plan living /dining area opens out from a commercial grade kitchen featuring stainless steel benches and a walk-in shelved pantry. Working from home in the side study could be a breeze, especially with the benefit of direct access so that family life is left uninterrupted. There are a renovated bathroom and separate W/C towards the rear of the home with a separate laundry and large electric HW system.

At the rear of the block there is an expansive fully fenced rear garden, with existing chook pens and an irrigated lawn area big enough to take on the MCG. This home has stood the test of time and offers the ideal opportunity to expand down the track (STCA) to cater for the needs of the young and old and still have that ideal environment where all the toys also have a place to call home. Call Sue on 0402444084 to arrange your private viewing.

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

4 BED | 1 BATH | 6 CAR

PRICE:
$725,000

OPEN FOR INSPECTION:
N/A



Sue Anderson
0402444084
sue@atrealty.com.au
www.atrealty.com.au