11 CHARLOTTE STREET, COOKTOWN, QLD, 4895









FOR SALE

BIG BLOCK, 4-BAY SHED & AN OLD HOME WITH POTENTIAL

Set on approximately 3,086 m² — nearly three-quarters of an acre — and just 1 km from the towr centre, this gently sloping, well-drained property presents a genuine opportunity for renovators, hands-on buyers and those looking for space to improve and add value.

With two road frontages and straight-through access, there is excellent scope for trucks, machinery, trailers and other vehicles. A four-bay shed provides valuable storage and workspace, with plumbing pipes already incorporated into the concrete slab.

Property Features
Approximately 3,086 m² of rural residential land
Gently sloping, well-drained block
Two road frontages
Straight-through access for trucks and machinery
Four-bay shed with in-slab plumbing
Town water and mains power
Additional water tank
Established gardens with mature trees and grassed areas awaiting rejuvenation
Small garden shed
Plenty of space to improve, build or renew the existing home
A Home Ready for Renewal

The original home requires substantial repairs and renovation, particularly the older timber section, which has deteriorated over the years.

However, the rear section of the home incorporates sturdy block walls, together with a kitchen, bathroom, toilet and outdoor patio area. These areas are in reasonable condition and provide a practical starting point for renovation.

The property needs work, but the land, shed, access and location provide the foundations for a worthwhile transformation.

Renew the existing home, explore further improvements and unlock the property's potential.

1 BED | 1 BATH | 4 CAR

PRICE:
Offers in the High 200,000's

OPEN FOR INSPECTION:
N/A



Jamie Sail
0459925387
sail@atrealty.com.au
www.atrealty.com.au