



FOR SALE

SO MANY OPTIONS!

Located high on the hill overlooking the city, and on a healthy 1120 sq. m., is this well-presented, air-conditioned, family home with 4 bedrooms and 3 bathrooms.

This lovely home is unique in that all rooms have doorways to the adjoining rooms, meaning there are endless possibilities as to how the home can be utilised.

On entering through the front door, you will find a light-filled family room that gives access to the living room then formal dining room which then takes you to the kitchen and a second dining area at the rear, next to which is one bathroom that has a claw-foot bath and separate shower.

The main bedroom is huge and has its own ensuite, the second and third bedrooms are also oversized, whilst the fourth bedroom could also be an office, as it has double door entry from the formal dining room.

One of the exiting possibilities is with the third bedroom that has its own access to an enclosed multi-purpose area which is where the third bathroom is located. This multi-purpose area has its own separate entry meaning that the third bedroom could be set up to be self-contained. (See the attached floorplan).

Other great features of this property are:

- Internal laundry/ storeroom,
- A 6x6m double carport with a 6x3m attached storeroom/workshop,
- A separate 3x3m garden shed,
- Lawn irrigation system around the house,
- Quality corrugated iron roof,
- High aspect, close to the city centre.
- Close to State High and Central State schools.

Buyers looking for a lovely home, close to town, that can change to suit your needs, should check out what's on offer here.
Call and arrange for an inspection!

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

4 BED | 3 BATH | 2 CAR

PRICE:
\$445,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

4 Melville Street, Charters Towers, Q, 4820

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