

1 Carlyle St, Riverview, QLD 4303

Sold - \$664,800

House 4 1 1 1



## WELCOME HOME!

Sitting high on a flood free block at the top of the suburb, this tidy 4 bedroom home has bucket loads of potential to get you started on your real estate journey - either as your first home or renovator/investment project!

Almost pristine timber floors feature throughout - some under current coverings - and ready to shine with a sand and polish or add your preferred coverings. Features of the home include:

4 generous bedrooms - currently no floor coverings. Bedroom 4 has a box air-conditioner.  
Large living room with front and rear access also opens through sliding doors to the verandah.  
Tidy functional kitchen with gas stove and overhead cupboards and good vinyl throughout.  
Original tidy bathroom has separate shower and tub plus vanity.  
Separate toilet.  
Potential Rental of \$580-\$620/wk

This much loved one-family home is well constructed and has ample head height underneath to further develop (STCA). An undercover entertaining area also includes the workshop space and access to 2 garden sheds, rainwater tanks and side access into the back yard.

Good car space is provided in the garage underneath plus the extra carport. Spoil yourself and enjoy the most amazing views across the suburb to Mt Coot-tha and the Brisbane City skyline.

You'll be spoilt for choice with schools' only minutes away at St Peter Claver College and Riverview State School just down the road! Access to the Warrego and Cunningham Highways and Ipswich Motorway are quite handy as are Dinmore and Riverview train stations - your commuting is sorted! House prices in Riverview have seen a 10.6% increase since July 2024\* Cotality. Great shopping is also available at Redbank Plaza or Booval Fair. Please contact the Agent for further information.

DISCLAIMER: First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and

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