

23 Wentworth St, Leichhardt, QLD 4305

Sold - \$555,000

House 3  1 



SMART INVESTMENT OR FIRST HOME

PROPERTIES IN LEICHHARDT ARE HOT HOT HOT!! DON'T MISS OUT ON STEPPING INTO THE MARKET IN A SUBURB CURRENTLY SEEING EXCEPTIONAL GROWTH!

Open for Inspection

By Appointment.

Keeping up with the market and maintenance our Vendors have recently added a new colourbond roof and gutters as well as new vinyl to bathroom and toilet floors (To come - Not shown in photos). A new kitchen was installed in 2020. Tidy throughout with polished timber floors, the living room on entry is air-conditioned and spacious with a dining area off the kitchen and windows opening to the front and side of the room for plenty of light.

Opening from the dining area is a cosy front verandah adding an extra level for outdoor relaxation and a quiet coffee spot! (Photo shows verandah prior to tenants)

Composite stone benchtops feature in the new kitchen as well as a pantry, overhead cupboards and gas stove with range hood.

All 3 bedrooms are of a generous size with the main bedroom and bed 3 having split system A/C and bed 2 has a wall A/C. All bedrooms have built-in robes. The airy bathroom has a wall mounted vanity, shower over bath and linen cupboard. The toilet is separate. There are security screens to windows around the front of the home and fly screens to other windows.

The home exterior has timber cladding but in need of a paint! The front verandah timber has been replaced as well as the rear stairs which lead down from the kitchen to the yard and the separate enclosed laundry under the house.

Further storage options are available under the house which is supported by concrete stumps. Outside the yard is fully fenced providing a carport which can also be used as a covered entertainment area. There is a Termite Barrier in place with annual check-ups.

This well-appointed home is currently tenanted until 17th October 2024 at \$390/wk. New rental appraisal \$480 - \$530/wk. Rates are \$523.60/QT.

In this quiet area of Leichhardt you are only minutes' walk to a beautiful open park and playing fields as well as walking distance to Wulkuraka train station.

Listed By

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