

20 Woodford St, One Mile, QLD 4305

OFFERS OVER \$595,000

House 3  1  1 



## COLONIAL ON 1012M2

You can't help but be impressed by the longevity of this amazing home! Standing in this location since approximately 1890, she is original to the Suburb of One Mile and is looking great thanks to updates, improvements and maintenance by the current owners!

Although the big jobs of painting and re-stumping have been done and removal of external asbestos, there is still plenty of scope to continue with a renovation to complete your dream home, or a sparkle up for investment or future subdivision (STCA).

Greeted by a lovely traditional coloured glass front door with side panels, you are welcomed through the hallway to 2 generous bedrooms opening to each side with fretwork breezeways above the doors plus panelled sash windows - both overlooking the front verandah.

The trademark VJ walls and ceilings are in great condition and what a treat it will be to polish the original timber floors under current coverings!

The hall opens into the carpeted central living room which then accesses the kitchen, tiled family room and bedroom three. The sleep-out/sunroom also opens from the living room through double French doors and has louvred windows providing a great cross breeze through to the living room! The sunroom/sleepout also has its own entry onto the front verandah - perfect office space for "work-at-home" owners!

The serviceable kitchen has generous bench space across all walls, a large pantry, double sink and dishwasher space, electric stove and some overhead cupboards. The kitchen opens into the large tiled family/dining room complete with louvred windows to catch the breeze!

The large bathroom is accessed from the family/dining and also opens into bedroom 3 - it includes shower over tub, WC, linen, vanity and laundry space with plenty of room to make this area even more useable!

Under-house provides open storage space and room for smaller cars, the original laundry area is still operational and the concrete and timber stumps were replaced approximately 10/15 years ago.

External and internal painting were completed in approximately 2021 along with re-sheeting some external walls to remove asbestos. The front and rear stairs were also replaced around this time.

Rates are approximately \$501/lot

### Listed By

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### Open for Inspection

By Appointment.

