

**24 Yates Street, Gatton, QLD, 4343**



## House For Sale

Thursday, 14 November 2024

24 Yates Street, Gatton, QLD, 4343

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Derek Qualischefski

0754621311

## **DON'T JUDGE A BOOK BY ITS COVER**

Once a church, now a long time rental, this home has had a lot of the internal work done and begs for you to inspect it today. Set on a corner block of 809 m<sup>2</sup>, this is the ideal site to add a second dwelling, or start again with a duplex fronting each street.

Inside the home offers four bedrooms, two double in size, and all with ceiling fans and brand new carpets. The large living area has a combined lounge and dining area and opens into the kitchen. This area has a ceiling fan and near new air conditioner. The kitchen has had a new upright oven and cooktop installed. New timber look lino has been laid in the living area, kitchen and hallway. The bathroom had had a new vanity unit installed.

Outside is fully fenced and has a separate laundry room that is large enough to house some storage shelves. A carport and old toilet block (from when it was a church) round out the backyard.

A rent appraisal indicates a return of \$450+ per week, making this ideal to add to your investment portfolio. With a brand new roof recently completed there is not a lot you would have to do to make this house tenant ready.

Give Angie or Derek a call today to arrange a private viewing.