

**38 Russell Street, Goondiwindi, QLD, 4390**

**Raine&Horne.**

**House For Sale**

Sunday, 3 November 2024

38 Russell Street, Goondiwindi, QLD, 4390

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## Prime Development Opportunity!

Development or Investment Opportunity in Goondiwindi!

Prime opportunity to acquire two allotments side by side on Russell and Elizabeth Streets.

(Note: Number 36 & 38 Russell Street are both presenting to the market and being sold separately. Buy both properties for a fabulous large allotment)

Location: Situated in a quiet neighbourhood, 36 Russell Street offers the perfect convenience, just minutes away from local schools, parks, shops, and amenities, making it an ideal location for family living. Only a few meters away you can walk along the River Walk and enjoy the mighty Macintyre River.

\*This property has double street access making it an ideal development opportunity. The property is currently rented until March 2025.

This delightful 2-bedroom cottage set on a generous 1009 sqm block and Priced at an attractive \$325,000, this property is ideal for the astute investors or developers. Or first home buyers.

Bedrooms: 2 spacious bedrooms designed for relaxation and tranquility.

Verandahs: Enclosed verandahs on three sides, ideal for 3rd bedroom, office space or living room.

Bathroom: 1 well-appointed bathroom featuring a bath, perfect for unwinding after a long day.

Toilets: 1 separate toilet for added convenience.

Internal laundry: Located on the rear enclosed verandah.

Garage: Double garage spaces provide ample room for vehicles and storage.

Interior Features:

Step inside to discover a warm and inviting interior, complete with:

Reverse Cycle Air Conditioning: Stay comfortable year-round with split systems in bedrooms, 1 verandah and lounge room.

Modern Renovated Kitchen: Laminate cabinetry and bench tops, large pantry, electric cooking and a dishwasher.

The exterior of the property featuring:

Spacious Backyard: Fenced, perfect for pets and children to play, or for hosting family gatherings.

Shed: Additional storage space for tools, gardening equipment, or hobbies.