



**PRICE GUIDE:** Overs over \$499000

Area: 1012 m2  
Council Rates: \$4,489.00 p.q.

## Endless potential and rare opportunity to purchase on 1012 m2 allotment

Rarely does a home with so much potential come to the market

If you are looking to purchase a home that caters to the larger families, elderly parents or to live in part and rent the other then look no further than 36 Beatrice Street, Aitkenvale.

Multi-dimensional, the home in the heart of Aitkenvale offer's a blank canvas in regards to the main home, which is the original high-set three bedroom home similar to many in the area. Featuring dining, living and kitchen, some on timber floors it is liveable but requires renovation.

Behind the main home rests a two bedroom granny flat complete with their own kitchen, bathroom essentials and living area.

- Timber floors for lounge, dining and kitch



**Shelly Lynham**  
0414 250 166



**OFFICE** 37Thuringowa Drive, Kirwan  
**07 4723 3222**



(Not In Position)



(Not In Position)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**TOTAL AREA : 94.9 sq.m**

**36 Beatrice St, Aitkenvale**