



22 Poole Street, Bowen

## CHARACTER HOME, 1126M<sup>2</sup>, CLOSE TO TOWN

Set on a generous 1,126m<sup>2</sup> allotment in a highly sought-after central location, this classic three-bedroom colonial home presents an exciting opportunity for renovators, investors and buyers looking to add value.

Positioned just a couple of blocks from Bowen's town centre, schools and shopping, the home retains much of its original charm, including high ceilings and tongue-and-groove walls. The spacious kitchen with adjoining dining area, generous bedrooms with air conditioning and ceiling fans, and modern bathroom provide a solid foundation for those ready to roll up their sleeves and restore this character home to its full potential.

Outside, the front verandah and rear entertaining area overlook the fully fenced backyard, offering plenty of space for children, pets, a shed or even a pool. The addition of solar power is a valuable bonus, helping to improve energy efficiency.

Whether you're searching for your next renovation project, an investment with upside, or a character home to make your own, this property offers endless possibilities in a prime location.

3 1 1

**FOR SALE**  
\$490,000

**VIEW**  
By Appointment

**AGENTS**  
Kayla Smith  
0450 871 169  
kayla.smith@ljhbowen.com.au

**AGENCY**  
LJ Hooker Bowen  
(07) 4786 2000

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

Opportunities like this in such a central position are becoming increasingly hard to find. Contact Kayla - 0450 871 169 today to arrange your inspection.

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 3D3AHF23         |
| Property Type | House            |
| Land Area     | 1126 m2          |
| Including     | Air Conditioning |
|               | Toilets (1)      |
|               | Floorboards      |
|               | Built-in-Robes   |
|               | Fully Fenced     |

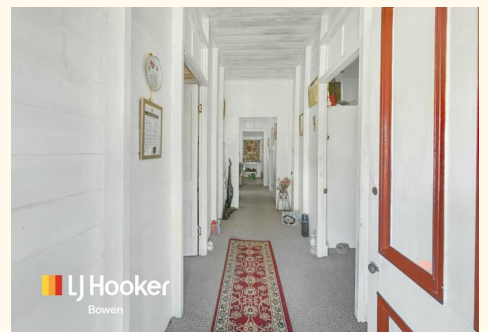
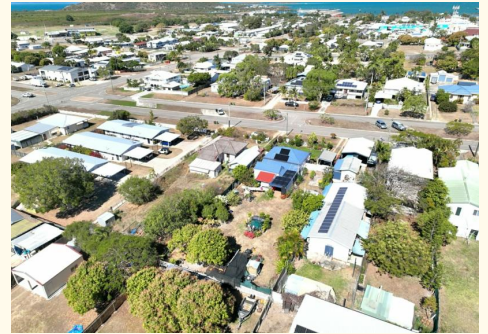
**Kayla Smith 0450 871 169**

Sales Consultant | [kayla.smith@ljhbowen.com.au](mailto:kayla.smith@ljhbowen.com.au)

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