







16 Ann Street, Mitchell

3 2 3

Modern 2 story home, on corner block

Welcome to 16 Ann Street, Mitchell, a versatile three-bedroom, two-bathroom home that combines comfortable living with immediate investment appeal. Set on a well-proportioned allotment, this property offers flexible spaces across two levels, practical outdoor areas, convenient parking, and generous storage inside and out.

Upstairs, new carpet in the bedrooms creates a fresh and welcoming feel, while the renovated bathroom provides a clean, contemporary finish. The functional layout supports easy day-to-day living, and the entertaining veranda is an inviting place to enjoy a morning coffee, share a meal, or relax outdoors.

Downstairs adds valuable flexibility with a dedicated bar room, a bedroom and bathroom, and a mud room positioned off the laundry. This adaptable area could suit guests, extended household needs, hobbies, or recreation. Ample indoor and outdoor storage helps keep everything organised, while the surrounding outdoor space offers further opportunity to enjoy the established setting.

For investors, the home is already tenanted until February 2027 at $380 per week, providing rental income from settlement. Local

FOR SALE
Please Call

AGENTS
Montana Murray
0427 237 349
rentals.roma@ljhooker.com.au

AGENCY
LJ Hooker Roma
(07) 4622 1222

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.

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Mitchell amenities are within easy reach, approximately one kilometre away, placing groceries and local sites are a stones throw away.

With its practical layout, flexible lower-level accommodation, outdoor appeal, and established tenancy, 16 Ann Street presents a compelling opportunity for buyers seeking a functional home or dependable investment in Mitchell.

Contact Montana on 0427 237 349 or 07 4622 1222

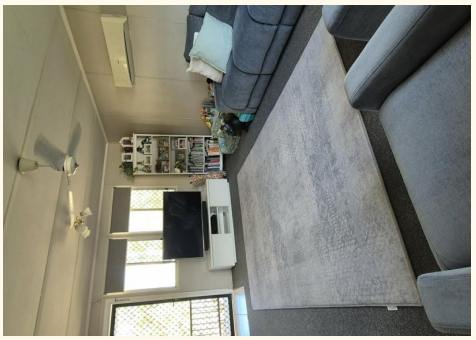
- Please note:
- Due to a tenancy in place, we do require 48 hours notice prior to attending the property.
- All photographs are indicative only and are intended as a guide. Prospective purchasers are encouraged to inspect the property in person to confirm its condition, features and overall presentation.

MORE DETAILS

Property ID	C6JHG2
Property Type	House
Land Area	4047 m2
Including	Air Conditioning
	Toilets (2)
	Fire Place
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Water Tank











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