



11 Church Street, Moore

Renovation Opportunity. Elevated Block with Plenty of Potential

A great opportunity to secure an affordable timber home with plenty of scope to add value.

Circumstances have changed and the owners are moving on, creating an exciting opportunity for a buyer looking to enter the property market, take on a renovation project or secure a home with future potential.

Set on an elevated 1,012sqm fully fenced block, this two bedroom timber home offers a practical layout, a lovely eastern aspect and a convenient location just approximately 500 metres from the Brisbane Valley Rail Trail.

Inside, the home features an open plan kitchen, dining and lounge area, creating a comfortable central living space with plenty of opportunity to refresh and personalise to your own taste. A sunroom/study/hobby room provides additional flexibility and could be utilised in a variety of ways to suit your needs.

2 1 0

FOR SALE
Offers Over \$420,000

VIEW
By Appointment

AGENTS
Leanne Tinney
0417 747 608
leanne.tinney@ljhooker.com.au

AGENCY
LJ Hooker Esk | Toogoolawah
(07) 5424 2222

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.



Both bedrooms are well positioned within the home, while the renovated bathroom provides a modern touch. There is also a separate laundry and dedicated storage room.

Comfort is well catered for with ceiling fans, air conditioning and a wood burning fireplace, providing options for year round living.

Step outside onto the east facing front deck, the perfect spot to enjoy the morning sunshine, a quiet coffee or simply take in the peaceful surroundings. The generous block provides plenty of space for gardens, pets, outdoor activities or future improvements, subject to the necessary approvals.

For those seeking an affordable entry into the market, this property offers an opportunity to purchase a home where you can roll up your sleeves, renovate and create something of your own.

Key Features:

- Elevated 1,012sqm fully fenced block
- Two bedroom timber home
- Renovation opportunity with plenty of potential
- Open plan kitchen, dining and lounge
- Sunroom/study/hobby room
- Renovated bathroom
- Separate laundry
- Dedicated storage room
- East facing front deck
- Wood burning fireplace
- Air conditioning
- Ceiling fans
- Approximately 500m to the Brisbane Valley Rail Trail
- School bus pick-up on Linville Road, approximately 400m away
- Approximately 22km to Blackbutt
- Approximately 33km to Kilcoy

Whether you're looking for your first home, a project to renovate or an affordable property with room to improve, this could be the opportunity you've been waiting for.

Advertising Disclaimer

LJ Hooker Esk | Toogoolawah, its directors, agents, employees, officers and those otherwise associated with maintaining, updating and preparing information on this website have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

MORE DETAILS

Property ID A1BHES
 Property Type House
 Land Area 1012 m2
 Including Air Conditioning
 Toilets (1)
 Fire Place
 Deck
 Water Tank

Leanne Tinney 0417 747 608

Sales | leanne.tinney@ljhooker.com.au

LJ Hooker Esk | Toogoolawah (07) 5424 2222

221 Ipswich Street, ESK QLD 4312

esk@ljhooker.com.au | esk@ljhooker.com.au



11 Church Street, MOORE



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements and m2 are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. **LJ Hooker**



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.