



16B Bowen Street, Roma




## Rare Corner Block Opportunity with Highway Frontage

Perched on a generous 1017 square metre corner allotment, this delightful three-bedroom 1 bathroom residence presents a rare opportunity that doesn't come around often in Roma's thriving property market. With dual street access and enviable Warrego Highway frontage, this property ticks boxes you didn't even know you had.

Currently tenanted until March 2026 at \$420 per week, the numbers practically do themselves &ndash; but don't let the investment appeal fool you. Step through the front door and you'll discover a home with genuine heart and soul.

The open-plan living design creates a wonderful sense of flow throughout, with generous windows inviting natural light to dance across the interior spaces. Whether you're curling up with a good book or hosting weekend gatherings, the combined dining and lounge area provides the perfect backdrop for life's everyday moments. Also on offer is a sleep-out and office providing ample room for the bustling household.

The large kitchen serves as the true command centre of the home,

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### FOR SALE

Offers Over \$490,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Roma

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boasting ample cupboard storage that would make even the most enthusiastic home chef smile with satisfaction. Air conditioning throughout ensures you'll stay comfortable regardless of what the Queensland weather decides to throw your way.

Outside, the sprawling backyard offers endless possibilities. The substantial concreted shed spanning 55m<sup>2</sup> is accessible from the side street &ndash; provides secure storage for vehicles, tools, or perhaps that passion project you've been dreaming about. The dual access configuration is particularly attractive for tradies or those requiring convenient entry points.

Positioned within easy walking distance to Woolworths and Roma's bustling town centre, you'll enjoy the perfect balance of accessibility and peaceful residential living.

Properties offering this combination of highway exposure, corner positioning, and established tenancy are genuinely rare finds in today's market. Reach out today to arrange your private inspection before it's too late!

## MORE DETAILS

Property ID	C17HG2
Property Type	House
Land Area	1017 m <sup>2</sup>
Including	Toilets (1)

**Melanie O'Brien 0458 221 222**

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