



31 Saunders Street, Roma

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## Solid Bones - Endless Potential OFFERS CLOSE 05/09

This charming three-bedroom, one-bathroom home presents an exceptional opportunity for buyers seeking a renovation project in one of Roma's most desirable streets. Situated on a generous dual-access block with convenient rear street access, this property offers tremendous potential for those with vision and creativity.

The home features a welcoming front veranda that hints at the character waiting to be restored within. While requiring comprehensive renovation, the solid bones of this residence provide an excellent foundation for transformation. The dual-access block configuration is particularly valuable, offering flexibility for future development or simply convenient vehicle access from both frontages.

A practical shed on the property provides useful storage space and workshop potential. The location truly shines, positioned within easy walking distance of quality educational facilities and essential services. Roma State College sits just 500 metres away, making school runs effortless for families.

Daily conveniences are equally accessible, with Woolworths Roma

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

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located approximately one kilometre from your doorstep, ensuring grocery shopping remains simple and convenient. The neighbourhood's established character and central location make this an increasingly sought-after area.

This property suits investors, renovators, or families seeking to create their dream home in a prime location. The combination of street appeal, practical dual access, and proximity to schools and shopping makes this an attractive proposition. While the renovation requirements are significant, the end result promises to be rewarding both personally and financially.

For those ready to roll up their sleeves and embrace a project with genuine potential, this property represents excellent value in Roma's competitive market.

## MORE DETAILS

Property ID	BY4HG2
Property Type	House
Land Area	809 m2
Including	Toilets (1)

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