






17 Wantley Street, Warwick

## YOU WANT INNER CITY, THEN GIVE ME SOME LOVE and YOU HAVE GOT ME....

What a wonderful home this has been for decades in this Family, served its purpose in one generation, but now it is time to fall into your hands, time to have your care and renovation in order to take this solid home in an excellent location into your heart, is this what you have been looking for, hoping to find. We have priced to enable your entry into the market, priced to enable your purchase plus all you need do to ensure the property is brought up to date and comfortable. The main house has been re roofed, the rear and outdoor laundry will be what you remove and remodel a Laundry inside, or leave outside with renovation, you will need a new Kitchen and new Bathroom. The house is low set, on good stumps there will be new images, once we have fully vacated the interior. For now I share the images we have to assist you know what is on offer, I remain ready to take you through on a private viewing. Share what suits, or any of our scheduled Open Home times as they are available.

The floor plan image to come, along with other internal images will be laser measured to afford you the internal space elements of this property, I must admit, it is a great space, an east facing home, with lovely, mostly original partitioning of rooms.

3  1  0 

**FOR SALE**  
OFFERS OVER \$495,000

**VIEW**  
Sat 6th Jun @ 2:00PM - 2:45PM

**AGENTS**  
Leanne Cameron  
0438 852 188  
leanne@ljhw.com.au

**AGENCY**  
LJ Hooker Warwick  
(07) 4661 8100

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

In my mind it can effortlessly be 3 Bedrooms or 4, a study space, specific entrance, large Kitchen room, Dining room, Lounge room, Store room or Pantry room, southern sleepout long room, which I would use as a third bedroom. We have an outdoor, under older annex Laundry with concrete tubs, there is an older outhouse behind the Laundry and undercover space, the Sellers have not used for some time. However, it would not take much to have this second toilet in working order. You have a large lockable garden shed, your yard is fully fenced, there is much to like, a lot of elbow grease and some clever planning for your new Kitchen and Bathroom, but very much doable, this effort will yield in my opinion a truly lovely and comfortable home. Entry level pricing, great investor option, great project to regenerate and rent. The market is proving positive for all options presently, so give Leanne a call, we look forward to sharing with you soon.

### MORE DETAILS

Property ID	MC8H85
Property Type	House
Land Area	873 m2
Including	Study Toilets (1) Floorboards Built-in-Robes Fully Fenced I require a tidy up and renovation I'm inner city I have great bones much original character

**Leanne Cameron 0438 852 188**  
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