



63 Fitzroy Street, Warwick

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Warwick

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It is not often we find an inner city opportunity in such excellent condition, one that over the current 27 year tenure has been evolving, improving, being upgraded over time.

This home is a comfortable one, well renovated, raised and restumped at an expenditure ensuring all works have been done in a quality fashion. Under house space is a great one, very tidy, neat and with a gravel base on which you could do much more. There is a new area for Laundry and Toilet upstairs nowadays, a brand new electric hot water system on listing, installed by Henry Project Group Warwick. We have external stairs at both front and rear, our yard is fully fenced, secure. You have a colorbond Garage, Shed, Workshop, plus two carport spaces. Of course there is room for additional Shed should you require, subject to your Shed Builder securing Council Approval, as is normal process. There is a split system, reverse cycle air conditioning unit, a well renovated bathroom. Three Bedrooms, one with built in robes, another with cupboard, one without robe, but room for one should you wish to install. There are newish, clean carpets, aluminium windows, gauze and more. Additional benefit here is your zoning. Investors know this land is currently Council Zoned Mixed

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Use. So if it is an investment for you, you can earn, lease as a rental until you decide, or apply to develop otherwise, with the added benefit this home could effortlessly be moved to another site, onto a farm or land area you have elsewhere. So many options you no doubt will have as an investor. However, as an owner who simply wants a well located, comfortable, fully renovated, residence, then this does tick your boxes.

The under house secure area of the home, is a great outdoor living space, great breeze, good clean space.

Come along to review for yourselves, call Leanne to schedule your viewing.

MORE DETAILS

Property ID	M9QH85
Property Type	House
Land Area	663 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced This Home has been totally restumped raised at the cost of \$111 000 works well done so improved.



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