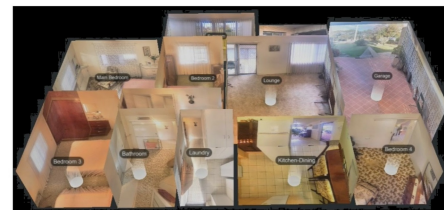# 173 BRISBANE ROAD **MONKLAND**

@realty

173 Brisbane Road
4 Bedroom, 1 Bathroom, 1 Wide Car Bay, Disabled Access, Shed

FOR SALE

LOWSET BRICK FOUR BEDROOM HOME

Local Gympie agents Ian and Janelle Pye proudly present
173 Brisbane Road, Gympie. Right next door to the Monkland Store.

ATTENTION! Be quick to inspect this immaculate 4 bedroom lowset brick home. This home is set on a level flood free block close to Shopping, Schools, Sports Fields and not too far to Mitre 10 and Bunnings. The home has level wide access from the garage. The hallway and doorways are wide enabling disabled access. All the work has been thoughtfully done for you. You had better be quick to inspect at this weekends' Open Homes or by private appointment.
NOTE: Park on the property when you visit the Open Home.

Benefits of living at 173 Brisbane Road, Monkland are:-
Lowset Brick 4 Bedroom Home
Good user-friendly Kitchen inc Dishwasher & Pantry
Separate Dining area
Four large bedrooms - 2 with built-in-robes
Large Lounge that opens out onto an enclosed front balcony
Split System Air-Conditioner in Lounge
Air-Conditioning Main Bedroom
Lots of storage space
Wide Laundry Inc Lots of Storage
Wide Car Garage allows easy access to the Kitchen
Wide Hallway and Doorways for wheelchair access if needed
Ramped at the rear of the property
Fenced on three sides
Low maintenance Garden
Good Powered Tool Shed/Workshop
Quiet established neighbourhood
Level 718sqm block - minimal mowing and yard maintenance

Built to last and impress.
There's a welcoming feeling here - make this your home.
Beautifully maintained solid lowset brick homes are becoming rare in Gympie so if you're in interested, be very quick!

4 BED | 1 BATH | 1 CAR

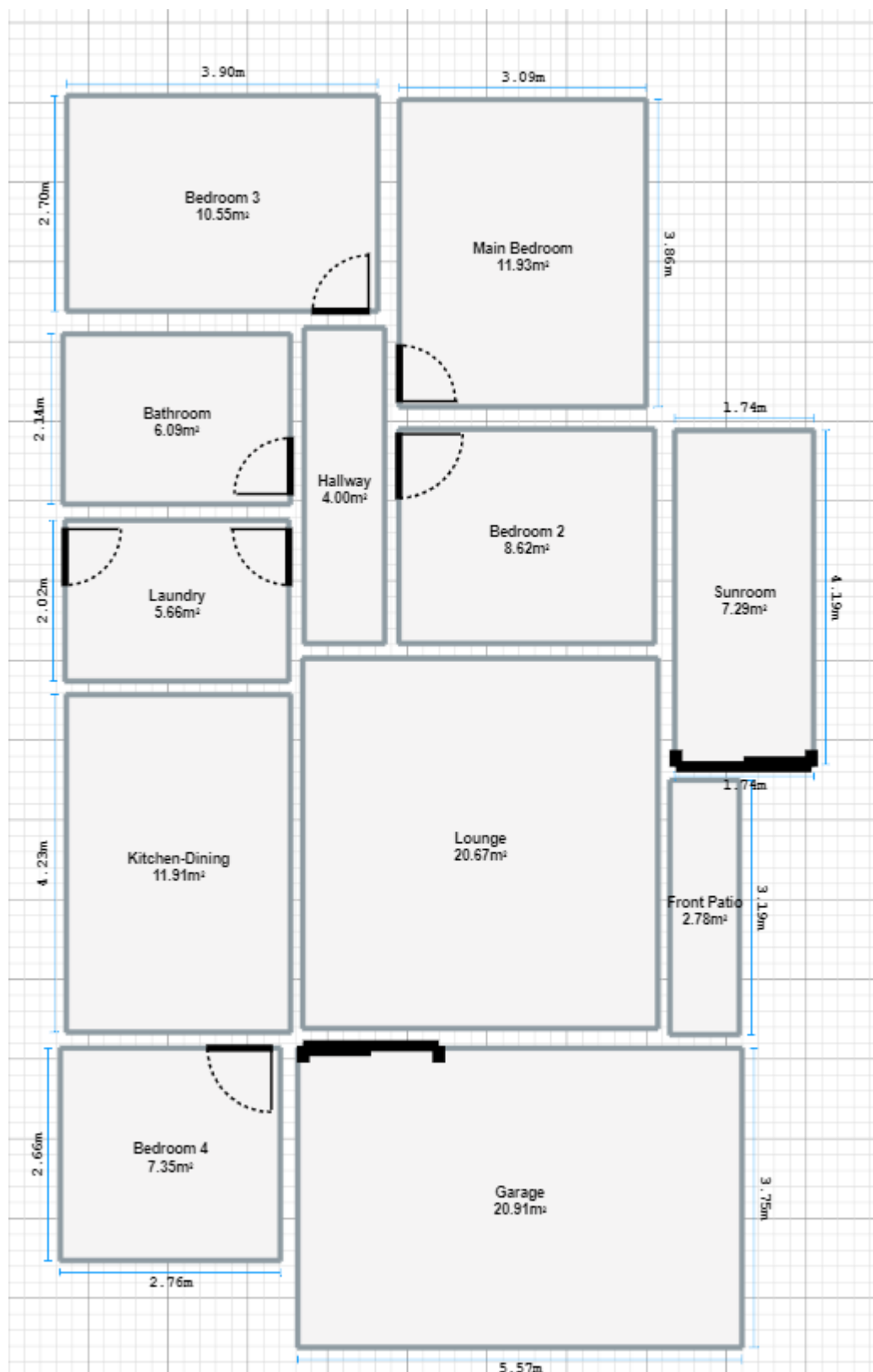PRICE:
Offers Over $260,000 REDUCED

OPEN FOR INSPECTION:
N/A

Ian and Janelle Pye
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Floor Plan

- **Bedroom 3** — 10.55m²
  - 3.90m × 2.70m
- **Main Bedroom** — 11.93m²
  - 3.09m × 3.86m
- **Bathroom** — 6.09m²
  - 2.14m
- **Hallway** — 4.00m²
- **Bedroom 2** — 8.62m²
  - 1.74m
- **Sunroom** — 7.29m²
  - 4.19m
- **Laundry** — 5.66m²
  - 2.02m
- **Kitchen-Dining** — 11.91m²
  - 4.23m
- **Lounge** — 20.67m²
- **Front Patio** — 2.78m²
  - 1.74m / 3.19m
- **Bedroom 4** — 7.35m²
  - 2.66m × 2.76m
- **Garage** — 20.91m²
  - 5.57m × 3.75m

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