



## FOR SALE

### THE ALLURE OF BEING CLOSE TO THE WATER.

This character filled workers cottage has been relocated to the Moffatdale area, amongst some of Queensland's best wineries & cellar doors. This home is also positioned close to one of the South Burnett's most popular aquatic play grounds where you can enjoy all your favorite water sports as well as enjoying some of Qld's best fresh water fishing.

The home itself is currently used as a long term rental property but could easily be utilised as a family home with its family friendly floor plan, plus large fully fenced yard. Some of the other value adding features are:-

- 3 bedrooms
- open plan living
- combined toilet & bathroom
- separate dining area complete with wood heater
- updated kitchen with electric stove
- down stairs laundry & storeroom
- car accommodation is taken care of by 4x carport spaces
- Tank water services the whole home

The house in its current condition would likely return \$240 per week

To find out more about this fabulous property please contact Troy on the details included with this ad.

3 BED | 1 BATH | 4 CAR

PRICE:  
\$175,000neg

OPEN FOR INSPECTION:  
N/A



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