



# FOR SALE

## GREAT FIRST HOME

Local Gympie Agents Ian and Janelle Pye present 120 Cootharaba Road, Gympie.

This solid lowset 3 Bedroom home is centrally located high and well out of flood with views to the east and south. It would make a great investment for a first home buyer or a family that needs to be close to the Gympie State High School and the One Mile Sports Fields. The home has fans throughout and a fireplace. The ceilings in the lounge, dining and kitchen area are high raked ceilings. A sunroom at the front of the home provides a nice addition to the living areas. Underneath is a single car parking bay and a workshop area. There is a 6mtr x 4 mtr colorbond shed for extra storage, car or workshop.

The yard is fully fenced and is perfect for a young family or a much loved pet. Gardens are neat and easy maintenance.

The discerning purchaser will appreciate what this single level home has to offer. The property is being sold "AS IS" and it would be a good buy for someone that was able to do a minimal amount of maintenance work.

Benefits of living at 120 Cootharaba Road, Gympie are:

- 3 Bedrooms
- 1 Bathroom
- Fans Throughout
- Wood Burning Fireplace
- Front Sunroom with Garden Views
- Easy Care Established Gardens
- Child Friendly Fenced Yard
- 6mtr x 4 mtr Colorbond Shed
- Established Neighbourhood

Call Ian or Janelle Pye NOW or see us at the Open for Inspections or book your private appointment.

3 BED | 1 BATH | 2 CAR

### PRICE:

\$235,000 GREAT FIRST HOME

### OPEN FOR INSPECTION:

N/A

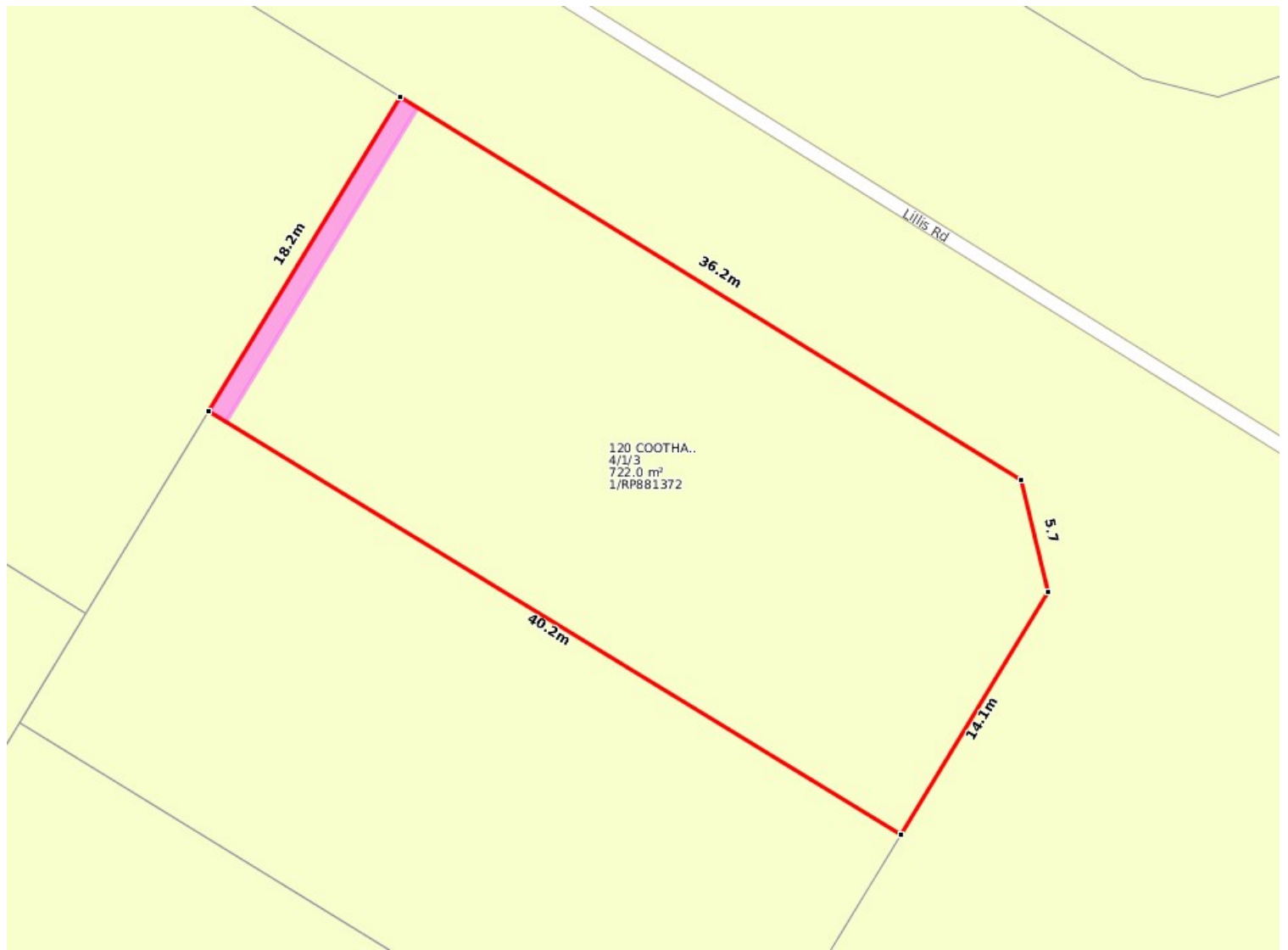


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.