

4 SCHOOLHOUSE ROAD, AMAMMOOR, QLD, 4570



**SOLD**

## GRAND POTENTIAL

Classic style house just waiting for someone to make it a stunning home. House is ideally situated at the end of a quiet no through road.

This house has endless potential, your imagination will go into overdrive.

This property is located in the friendly country township of Amamoor, less than 15 minutes to Gympie, 10 minutes to the freeway without traffic noise and 35 minutes to Noosa.

The township of Amamoor is adjacent to the Amamoor State Forest which is the home of the Gympie Music Muster. Enjoy a tranquil, leisurely bushwalk in the state forest & reserve while admiring the 120 different bird species that call it their home.

Solid house on 1636m<sup>2</sup> of flood free land offers:

- 4 good sized bedrooms
- Bathroom with walk-in style shower
- Study
- Kitchen with crafted wooden style bench
- Loungeroom with reverse cycle air conditioner.
- Separate formal lounge room/ dinning or sitting area
- 2.7m high ceilings
- Internal laundry area
- Solid wooden floorboards
- Roof insulated with pink batts
- Covered back patio area

Features of outside:

- 6 kw solar panels
- Town water with 5000L water tank
- 6 X 9 powered shed
- Drive through access to rear fully fenced back yard
- Double garage under house with heaps of storage space
- Septic system
- Custard apple, banana, lime, mandarin, mango, and macadamia trees are just some of the trees at the property

Rates approximately \$1,700 per 6 months how good is that.

To arrange an inspection call Dallas 0424 335 262

Please do not enter the property without an Agent.

**4 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$405,000

**OPEN FOR INSPECTION:**  
N/A



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