



**SOLD**

## PRIME DUPLEX VILLA – 3 BEDROOM WITH OWN POOL

Ian & Janelle Pye are proud to be your local Gympie Agents presenting this magnificent property to market.

The moment you arrive at this luxurious villa with its own pool; you'll know you've found something very special with unobstructed views across the road to the Gympie Golf Course.

The inviting entrance of a large timber door gives way to a generous sized entrance with striking cut-outs to the living room and easy access to the double garage. The colour scheme is of neutral tones throughout to match perfectly with any furniture or decorator items and linen choices that you prefer.

The high ceiling void provides for streams of gorgeous light to filter through filling the dining room and kitchen areas with an abundance of natural light that is not generally available in most properties. The void also aids in keeping the property cool in summer and warm in winter.

If you love to spend time in the kitchen creating your very own specialities then you will appreciate the gas cooktop, the generous cupboard space and pantry and the appliance nook, the glistening Caesar stone tops of the cabinetry and the large island bench. The breakfast bar and dishwasher are built-in to the island bench.

The main bedroom is spacious with its own private access to the backyard via sliding glass and security screen doors. There's a walk-through robe and large ensuite with double bowl vanity. Let the breezes through or use the reverse cycle air-conditioning or ceiling fan so you can be cosy at any time throughout the year. The ensuite is well appointed with double bowl vanity unit with storage space and then there's a his and hers walk-in robe. The other 2 bedrooms are large with built-in-ropes and ceiling fans.

The second bathroom is huge with shower, bathtub, and vanity unit for your guests to appreciate. There is a separate second toilet with hand wash facility. The laundry has good bench space for sorting and folding of your clothes and room for your washing machine and dryer. There's a study nook/office area incorporated too.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$475,000**

**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.