



## FOR SALE

### GREAT LOCATION

Just move in and enjoy this lovely home. Constructed from brick and hardwood. There is quality carpet and vinyl throughout, but the hardwood floors would polish up beautifully. You have 3 double bedrooms (2 with built-ins) and the main bedroom is air-conditioned. Kitchen/dining room combined and open plan air-conditioned lounge room. Heaps of storage space and the laundry leads to the rear deck with its own Hills hoist.

Entertain your friends in the spacious entertaining area, approximately 6m x 7m which incorporates the single garage with electric door.

Due to a hailstorm a few years ago, there is a new Colorbond roof, walls and ceilings. Under the home is the workshop or teenagers retreat approximately 7m x 5m in size and out front is the 2m x 4m covered patio, concrete pathway to the mailbox and concrete driveway and attractive feature flower garden.

A very gently sloping 888m2 allotment is nicely set up with shrubs and gardens with concrete and brick edging. The backyard is fully fenced and looks over Andrew Fisher Park which is right next door.

Situated in a quiet street in a good safe neighbourhood, close to The Mary Valley Rattler and the Aquatic Centre and Gympie State High School are both walking distance. This property has great street appeal and would suit the discerning buyer.

3 BED | 1 BATH | 1 CAR

PRICE:  
\$455,000

OPEN FOR INSPECTION:  
N/A



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