



# FOR SALE

## SOLD BY MAJELLA HOLTON

This property is Under Contract and Unconditional. The much-loved tri-level family home has plenty of space for your home office or art/craft studio. The home has stunning views towards the coast and rural properties. Nestled on the Eastern Side of Gannon Street, it comes with stunning coastal and rural views from the East and South side of the home.

Upstairs features a large family open family area. The swamp bloodwood kitchen benchtops are stunning. The gorgeous cork flooring in the kitchen and living areas is both practical and appealing to the eye.

The three different levels within this home give plenty of break-away areas to find your own space. Downstairs on the mid-level is a second kitchen/multi-purpose room. There are two bedrooms on this level and a rumpus room. Stairs leading down to the ground level have another sitting area and craft area, bathroom, separate toilet and laundry. This area also has access to the Patio and garage. The Garage has two entry points/internal access to the home.

The home is of steel frame construction and has a huge 67,000L rainwater capacity. There are also solar panels on the roof. The home has been constructed with extensive storage options throughout. There are 'pink batts' for insulation in the ceiling, and the walls are insulated.

Due to the unique micro-climate, stunning views and ambience of the area, the Owners have loved living on the Mt Mee Hinterland for over 35 years. The home affords a peacefulness and a quiet lifestyle. Live in a rural community with good old fashioned neighbourly friendship.

There is a partially stocked plant nursery (cyclone rating with shade cloth) in the back yard. So if you have a green thumb, and want to add your much loved plants to this green-house, this is the property for you. Within the old Nursery there are additional areas which can be used for potting and consider having chooks.

Investors, request a rental appraisal.

For the families with primary school aged children, there is room in the back yard for play equipment and the family pet. Mount Mee Primary School is only a few minutes drive away. There is a school bus that picks up the children in the street.

Escape the summer heat with Mount Mee's own micro-climate. Enjoy a rural community feel, where people say "hello". MBRC Rates are approx. \$382 per quarter or \$263 for concession

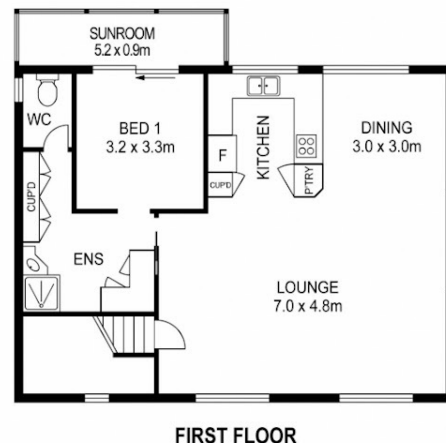
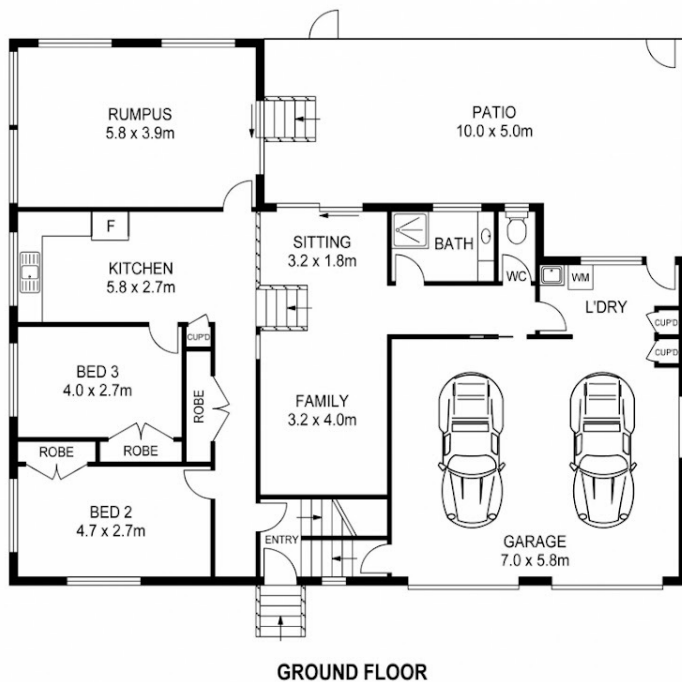
3 BED | 2 BATH | 3 CAR

PRICE:  
\$750,000

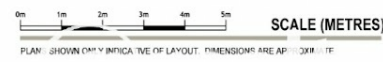
OPEN FOR INSPECTION:  
N/A



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APPROX FLOOR AREA : 310sqm



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Whilst all effort is taken to be correct, this plan may contain inaccuracies or omissions and should be used only as a guide.  
No representations are made as to the condition, operability or legal status of anything depicted.

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.