

**SOLD**

## BE THE NEXT LUCKY FOLKS TO LIVE AT LILYPILLY LANE IN YUNGABURRA – EVERYONE LOVES LIVING HERE...

The village of Yungaburra where there is no shortage of things to enjoy and do. A drink or meal at the Pub, cafes or restaurants or the monthly Yungaburra Markets are a short 700m walk away. Tinaroo dam for skiing, bike riding, swimming or exploring are 2.5km away or Lake Eacham is 6.8km away. Why would you want to live anywhere else.

Enjoy this quaint one bedroom house with massive shed (approx 13x6m) on a rare 1000m<sup>2</sup> block. All you need is here.

The house complete with an almost new high end Solar System 6.6kw with inverter makes living here very inexpensive for electricity. One spacious bedroom with bathroom/laundry, full size kitchen and dining combined, lounge room and two timber decks. Fully air-conditioned, security screened with large fans this house is comfortable and easy to live in. The front deck overlooks the Seven Sisters mountains complete with beautiful sunsets. The large rear deck (approx 5x3) overlooks the beautiful simple garden that offers privacy as well.

'The Shed' is awesome. A double garage at the front which is approx 6x6m with 15amp power (ideal for powering up your caravan), electric remote operated roller door with extra height - 2.7m; Fits an 18foot caravan or boat and more.

Through the garage, a door takes you into an area which is the ideal spot for teenagers or guests with their own room away from the house; complete with bathroom and mini kitchen. Would make an amazing 'Man or Girl Cave' as well...

Bring the pooch or kids as this block is fully fenced, wide asphalt driveway to the shed, with extra parking at the front, simply landscaped with Mulberries, Passionfruit, Mandarin, Lemons, Paw Paw, veggies, Elderberry and other butterfly and bird attracting trees. Gently sloping makes it easy to maintain.

Why not take a closer look and see yourself living here. It is just the best neighbourhood, says the current owners who will miss this enviable location. Call Kendall anytime on 0417 167 695 to

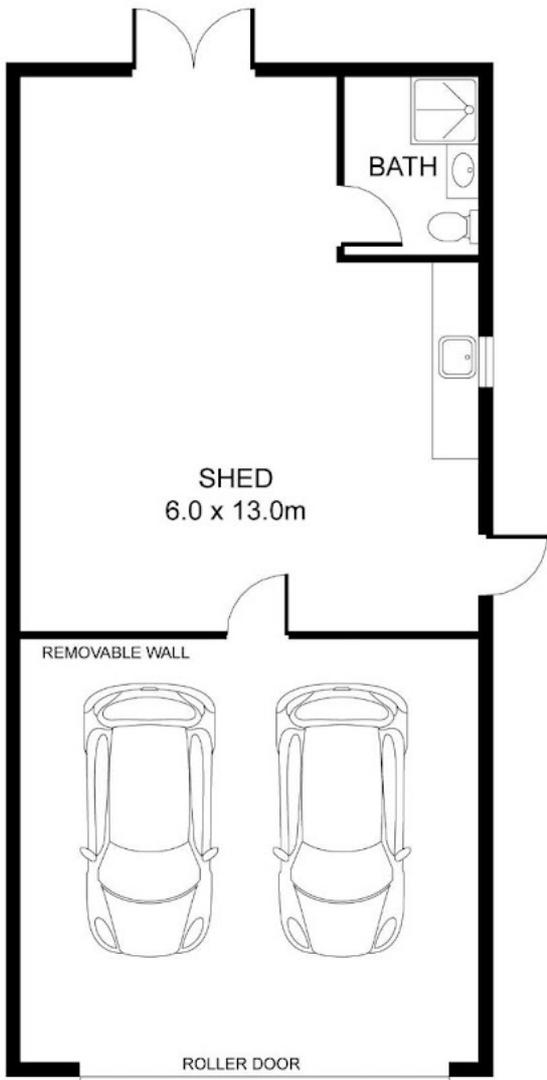
1 BED | 1 BATH | 4 CAR

PRICE:  
\$510,000

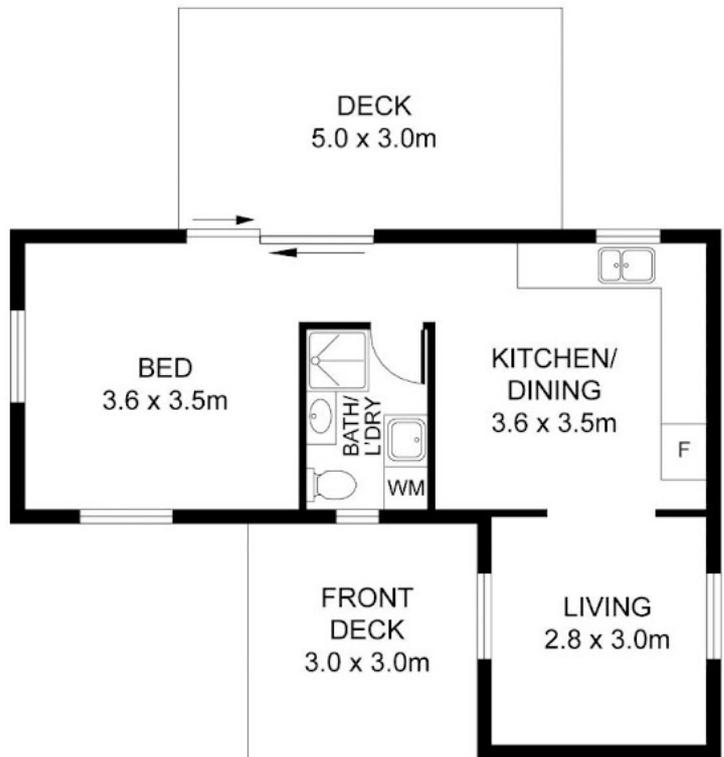
OPEN FOR INSPECTION:  
N/A



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(NOT IN POSITION)



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.

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