



**SOLD**

## STYLE, CHARACTER, LOCATION & FLOOD-FREE

This charming 3 bedroom flood-free 'Queenslander' style home, located in a fantastic part of Monkland is sure to impress. Step inside and be swept away by the timeless character on display throughout the open plan living/dining areas and overall generous sized floorplan, giving you a great place to entertain guests or simply relax with the family.

The kitchen boasts a wonderful character with original cabinetry, high ceilings and a wonderful use of what was the original combustion stove area. A really nice open space to share meals. Each of the bedrooms boast large footprints and air-conditioning throughout. There is a separate lounge with sunroom which could be converted to a 4th bedroom with ensuite if so desired.

The property also boasts an array of outdoor features, such as a lockup carport at the front, a fully fenced yard with easily accessible side gates on both sides with the option for side storage of a caravan, an ~80sqm outdoor entertainment area that is fitted with fans is perfect for any sized BBQ or gathering, and a good yard for the kids to play or have your own garden in. To top it off there is also the 6.5kw solar system on the roof to help keep the bills to a minimum.

Ideally located within walking distance of local schools, shops and cafes; this property offers a perfect lifestyle at an affordable price tag. This Gympie property is sure to be snapped up quickly - don't miss this opportunity to call it home.

Contact us today to schedule a viewing and experience the magic of this property for yourself.

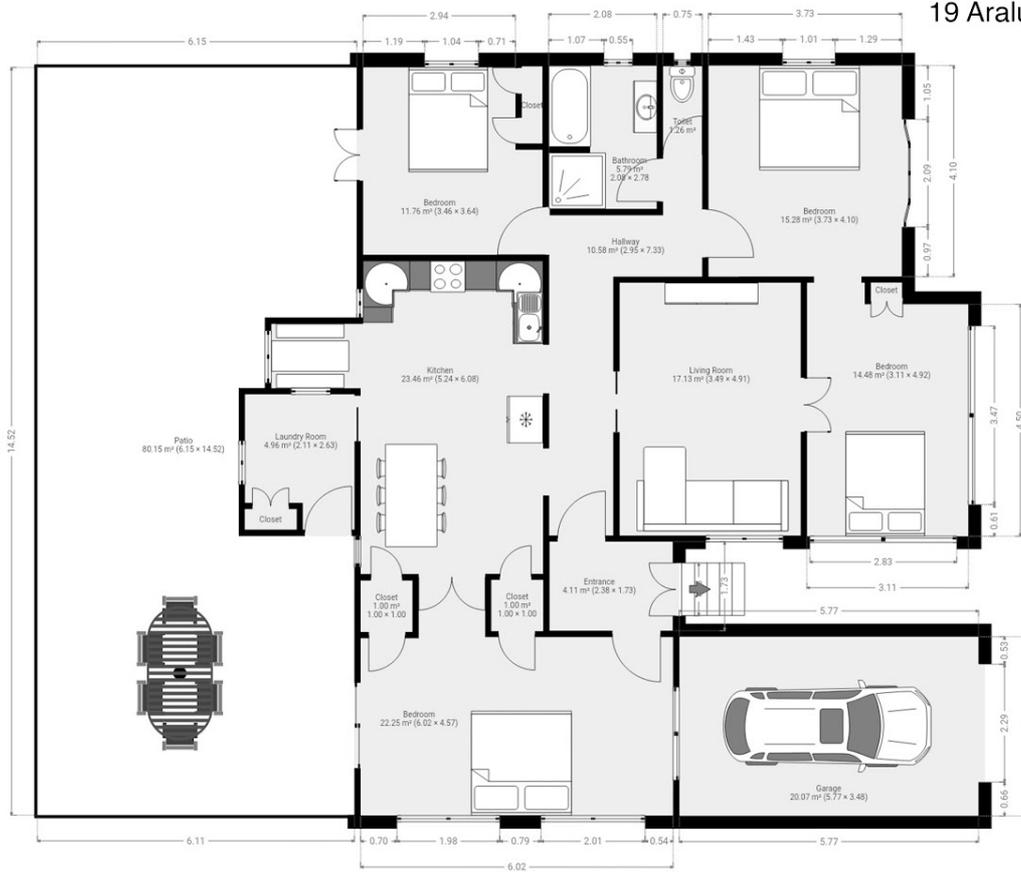
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$500,000**

**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.