



## FOR SALE

### OFFERS OVER \$450,000 - QUEENSLANDER 2 ACRES + 20X20 MTR LARGE SHED + RIVER VIEWS!

REDUCED - Presenting All Offers - OFFERS OVER \$450,000!

Discover riverside serenity in this charming 3-bedroom Enclosed Queenslander, perfectly positioned along Number Six Branch Road overlooking the peaceful South Johnstone river. Just 10 kilometres from bustling Innisfail, this property offers an ideal blend of rural tranquility and convenient accessibility.

Step into a home where natural light and river views create an immediately welcoming atmosphere. The three well-proportioned bedrooms and enclosed hallways provide comfortable accommodation for families, while the central bathroom services the home efficiently.

One of this property's standout features is its wonderful outdoor living spaces. The balcony provides an ideal vantage point to enjoy the picturesque river aspects, perfect for your morning coffee or afternoon relaxation. Multiple sheds offer excellent storage solutions and workspace opportunities for the home handy person.

Key Features Include:

- 3 spacious bedrooms
- Separate Bathroom + Toilet
- Versatile balcony with South Johnstone River views with High Flood free bank
- Multiple sheds 20 mtr x 20 mtr and a 3x3 mtr for tractors/trucks/caravan storage/ boat or large toys and extensive workspace - Possibly rent out Shed to local farmers for Storage.
- Peaceful riverside location - Plenty of room for Horses and Stables
- # Solid Investment - Rent Shed Storage Options

Families will appreciate the excellent educational options within walking distance. The well-regarded South Johnstone State School and St Rita's School both offer quality primary education, while secondary education is available at nearby Innisfail State College.

South Johnstone offers the perfect opportunity to embrace a quieter pace of life while remaining

3 BED | 2 BATH | 6 CAR

PRICE:

OFFERS OVER \$450,000 | Presenting All Offers

OPEN FOR INSPECTION:

N/A

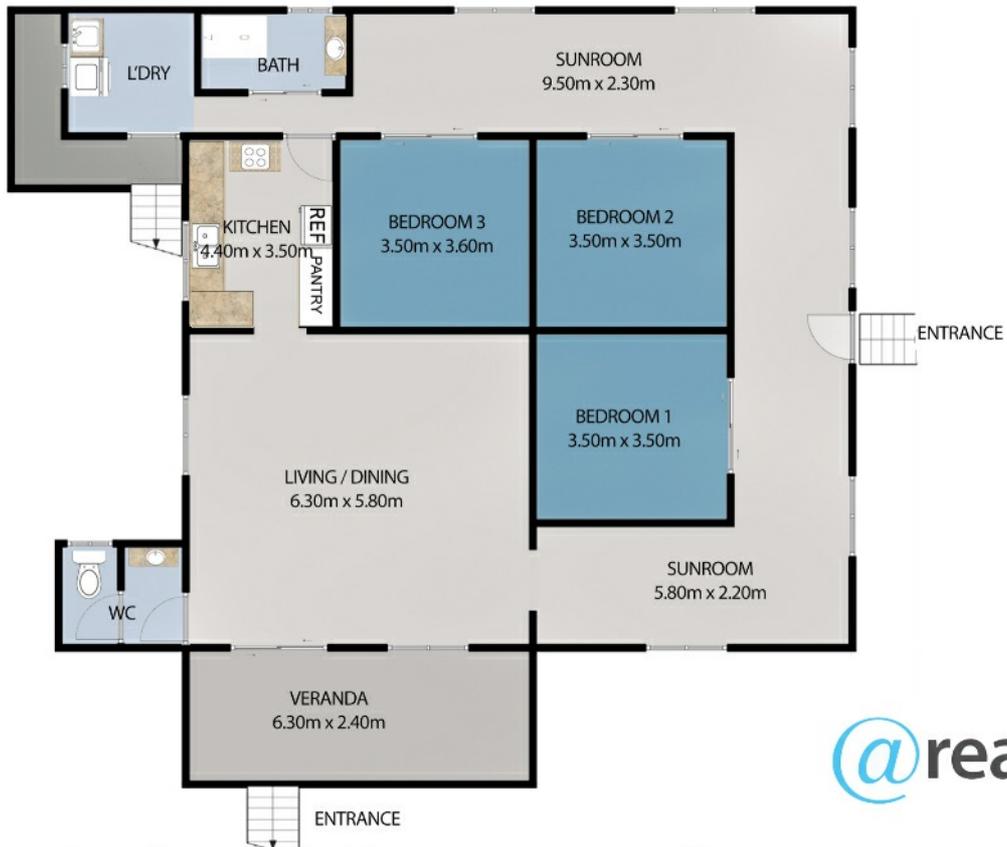


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73 Flemings Branch Road, South Johnstone

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. The Agent gives no guarantee, warranty or representation as to the accuracy and layout.

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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