



## FOR SALE

### SPACIOUS FAMILY HOME WITH POOL, SHED & SOLAR – MOVE-IN READY!

Welcome to 44 Cartwright Road, Gympie – a beautifully presented home, on an 882m2 block, offering space, comfort, and practicality, perfect for families or those seeking a well-equipped property with great extras.

Step inside to find three generously sized bedrooms, all with built-in wardrobes. The main bedroom is spacious enough for a king-sized bed and features air conditioning and a ceiling fan for year-round comfort. Bedroom two is carpeted with a fan and built-in robe, while bedroom three also offers air conditioning, a fan, and built-ins. The well-appointed tiled bathroom includes a large shower, a bathtub, and a separate toilet for convenience, plus an additional second toilet downstairs.

The heart of the home is the expansive kitchen, designed for both function and style. It boasts a large pantry, a dishwasher, and a quality Bellini electric oven with a five-burner gas cooktop, perfect for the home chef. The adjoining living area is equally impressive, featuring stylish vinyl plank flooring, air conditioning, and a ceiling fan to create a comfortable space for relaxation and entertaining.

Step outside onto the expansive Australian hardwood deck—an entertainer's dream! This large outdoor space is perfect for hosting BBQs, family gatherings, or simply relaxing while enjoying the peaceful surroundings. The backyard is a true highlight, featuring a stunning, three-year-old inground pool, complete with heating to enjoy year-round. A powerful 8kW solar system adds to the home's efficiency, helping to keep energy costs low.

Under the house, you'll find a versatile workshop or rumpus room area, ideal for storage, hobbies, or a workspace. Outside, the fully fenced property is beautifully maintained, with garden beds and garden shed, ensuring privacy and appeal. In addition, the huge 7m x 6m steel shed with a concrete floor and 15amp power provides excellent storage for vehicles, tools, or projects, complementing the one-car parking at the house and two additional spaces in the garage.

With its classic chamfer board exterior and durable Colorbond roof, this home blends timeless charm with modern upgrades. Well-located in Gympie, opposite Gympie West Primary, it offers easy access to local schools, shops, and amenities.

3 BED | 1 BATH | 3 CAR

PRICE:  
\$730,000

OPEN FOR INSPECTION:  
Apr 30 at 4:30pm - 5:00pm



**Graham Engeman**

**0428832244**

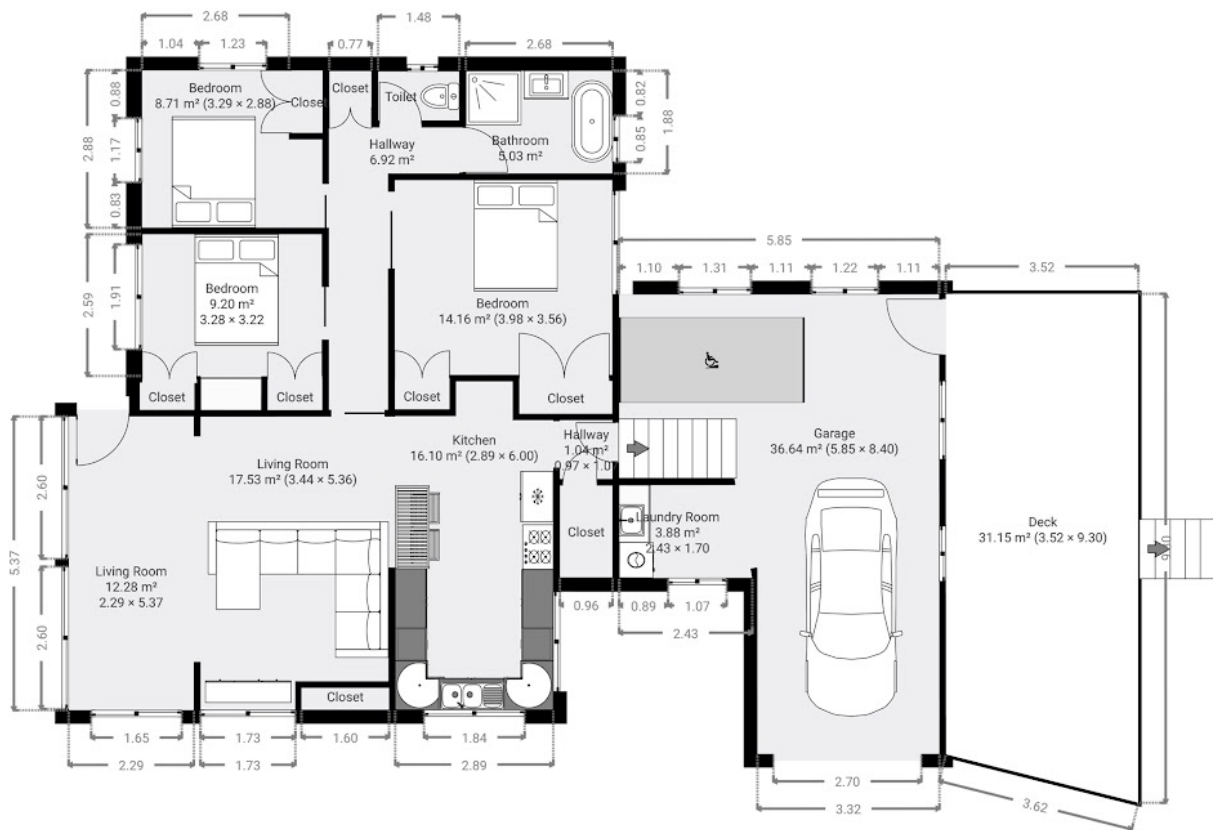
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# 44 Cartwright Rd.

44 Cartwright Road, 4570 Gympie, Queensland, AU  
TOTAL AREA: 298.66 m<sup>2</sup> • LIVING AREA: 152.53 m<sup>2</sup> • FLOORS: 1

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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.

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND.

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