



## FOR SALE

### DECEPTIVELY SPACIOUS, EXCEPTIONALLY DESIGNED – IDEAL INVESTMENT OR DOWNSIZER!

Don't be fooled by first impressions—this charming home offers far more space than meets the eye! Thoughtfully designed to maximise every inch, this beautifully presented 2-bedroom residence is the perfect blend of comfort, functionality, and lifestyle.

Ideally located just on the outskirts of Gympie, you'll enjoy the peace and quiet of a suburban setting while still benefiting from town water and close proximity to all amenities. With easy access to Tin Can Bay and Rainbow Beach, weekends can be spent fishing, golfing, camping or simply relaxing by the water.

Set on a generous 729m<sup>2</sup> fully fenced block, this property is just a short drive to local shops and the Gympie CBD, and within walking distance to Gympie State High School. Convenient town bus services also pass close by.

Inside, the home boasts an open plan layout featuring a spacious kitchen, dining, and living area complete with air conditioning and a cosy wood heater—perfect for year-round comfort. The main bedroom has direct access to the cleverly designed two-way bathroom/laundry. A separate toilet adds extra convenience.

Outdoor living is a highlight here, with a full-length covered front patio and a private rear alfresco area—ideal for entertaining or enjoying a quiet morning coffee. To top off the package the property even comes with Solar and a single carport. With plenty of room in the back yard for a shed if needed.

Built with a focus on easy indoor-outdoor living, this property is perfect whether you're looking to invest, downsize, or take your first step into the property market.

Private inspections only – contact us today to book your viewing. No open homes.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$565,000

OPEN FOR INSPECTION:  
N/A



**Kaylene Farnham**  
**0431308779**

kaylenefarnham@atrealty.com.au

[www.wesandkaylenefarnhamrealestate](http://www.wesandkaylenefarnhamrealestate)



118 Cootharaba  
Kaylene Farnham

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are 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.