



SOLD

CHARMING 3 X 1 HOME ON A GENEROUS 1,198SQM CORNER BLOCK!

Discover the perfect blend of tranquillity and future growth with this delightful 3-bedroom, 1-bathroom home, ideally situated on an expansive 1,198sqm corner block. Just 28 km from the pristine beach, this property offers a unique lifestyle for families, outdoor enthusiasts, investors, or anyone looking to embrace peaceful country living.

Key Features:

- **Proximity to New Developments:** Take advantage of the community's growth potential with the nearby \$2 billion Iluka mineral sands refinery and wind farms, promising bright prospects in this emerging coastal rural area.
- **Outdoor Paradise:** Enjoy easy access to stunning fishing spots, including the picturesque Lake Indoon ski lake and exhilarating 4x4 tracks. Fishing enthusiasts will appreciate being just a short drive from the beach!
- **Community Amenities:** Conveniently located just off the Brand Highway, this property offers quick access to local amenities, including:
 - o Schools and a nursing post for family needs
 - o Recreation centre, gym, library, playgrounds, swimming pool, and sports facilities such as tennis and golf
 - o Local shop/post office, roadhouse, tavern, and sporting club fostering community engagement
- **Natural Beauty:** Immerse yourself in the breathtaking views and vibrant wildflower areas that surround this property, perfect for nature lovers and outdoor adventurers.

Property Highlights:

- Spacious living areas ready for your personal touch in décor
- Large outdoor space perfect for entertaining or unwinding in serenity
- Ducted air conditioning and wood fire heating
- Newly renovated and painted interiors
- Fully reticulated, easy-care gardens
- Two small sheds, fire pit
- Welcoming front and back deck areas for outdoor relaxation
- Two driveways providing ample parking options

Don't miss this fantastic opportunity to secure a piece of property in a rapidly developing area, surrounded by stunning natural scenery and a warm community atmosphere. This rare offering combines rural charm, outdoor adventure, and convenient living.

Contact John Ranieri 0409 507 100 today to schedule a viewing and make this your dream

3 BED | 1 BATH | 2 CAR

PRICE:
\$305,000

OPEN FOR INSPECTION:
N/A



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