



FOR SALE

FAMILY-FRIENDLY DUAL LIVING 3 + 1 BED HOME

A solid 3 bed home plus 1 bedroom flat set on 792sq.m. on a high flood-free lot is this charming Gympie home. You will feel at ease from the moment you step through the front door thanks to the spacious, single-storey layout that invites you to sit back and relax. The home has been freshly painted and was 4 bedroom with 2 bathrooms but the 4th bedroom is closed off from the balance of the house and currently rented to an excellent tenant. A purchaser could reside in the 3 bedroom home with good income from the flat or open the closed doorway to restate the home as a single dwelling. Alternatively an investor could rent the 2 parts.

The 1 bed flat:

Combined living/dining/kitchen with separate bedroom and bathroom/ensuite. Large storage room. Front patio and single carport. Private garden area. Fenced with separate street entry.

The 3 bed home:

3 large bedrooms with large, combined dining/kitchen and separate lounge room. The bathroom/toilet (bath & separate shower), laundry area and front porch complement the living areas. The property has fenced front garden area, paved with border gardens in a low maintenance front yard.

The home is spacious in all areas with a modernised kitchen and bathroom plus Air-conditioning, fans and fly screens. Set on a high point of the suburban Rifle Range Road, it has easy access to central Gympie, schools and new Bruce Highway bypass.

Outside there are large garden areas with shady trees and hedges and all fenced behind timber pickets. The 2-car carport has separate street entry. The property has sewerage and town water.

Currently the 1-bed flat is rented until December 2025 at \$270p/w to an excellent tenant. The main 3-bed house is currently vacant so there is the option to owner occupy or rent. This property ideally suits many buyers: first home buyers; the investor; a family; or those wanting an income stream to pay the mortgage.

4 BED | 2 BATH | 2 CAR

PRICE:
\$615,000

OPEN FOR INSPECTION:
N/A



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153 Rifle Range Road, 4570 Gympie, Queensland, AU
TOTAL AREA: 220.20 m² • LIVING AREA: 160.50 m² • FLOORS: 1

Top Unit:

- Deck: 5.40 m² (5.89 × 0.92)
- Laundry Room: 1.68 m² (1.81 × 0.92)
- Kitchen: 8.77 m² (4.84 × 1.82)
- Bathroom: 3.99 m² (1.66 × 2.40)
- Storage: 3.73 m² (1.66 × 2.24)
- Living Room: 19.63 m² (4.12 × 4.77)
- Bedroom: 12.94 m² (2.98 × 4.34)
- Bedroom: 11.52 m² (3.17 × 3.63)
- Living Room: 17.74 m² (4.89 × 3.63)
- Bedroom: 13.02 m² (3.74 × 3.48)
- Patio: 34.86 m² (5.14 × 6.78)

Bottom Unit:

- Deck: 8.23 m² (3.46 × 2.38)
- Laundry Room: 8.54 m² (2.34 × 3.65)
- Kitchen: 13.22 m² (4.06 × 3.46)
- Bathroom: 4.84 m² (2.07 × 2.34)
- Storage: 2.58 m² (2.33 × 1.11)
- Dining Room: 12.06 m² (3.29 × 3.66)
- Living Room: 19.63 m² (4.12 × 4.77)
- Bedroom: 15.36 m² (4.44 × 3.46)
- Patio: 9.56 m² (3.04 × 3.61)
- Entrance: 6.80 m² (2.24 × 3.03)
- Hallway: 4.66 m² (1.33 × 4.17)
- Closet: 0.60 m²

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND.

