

## FOR SALE

**PRICE NOW \$499,000 - OWNERS MOVING OVERSEAS AND NEED IT GONE.**

That's right. The owners furniture has gone and they want to go as well.

Now is your best opportunity to secure a quaint house just minutes from Innisfail.

Privately tucked away yet conveniently close to the heart of Innisfail (3 minutes away), this beautifully maintained property offers a rare blend of peace, functionality, and natural beauty. As you enter, you're welcomed by lush, established gardens brimming with flowering plants and fruit trees, attracting birds, butterflies, and bees—a true sanctuary that instantly feels like home.

The home sits on a fully fenced block with dual street access and a brand new concrete driveway leading to a double carport with easy access into the house. Inside, the space is functional and well presented, featuring three generous bedrooms, slate flooring throughout, and large windows that flood the home with natural light and cooling breezes. The main bedroom is king-sized with a built-in robe and a lovely garden outlook. The second bedroom, located just off the living area, is spacious and comfortable. The third bedroom, currently used as a home office, enjoys great natural light and is ideally positioned near the front entrance—perfect for meeting clients without compromising your private living space.

The kitchen is both practical and modern, with a new induction cooktop and oven, and seamlessly connects to the open-plan living and dining areas. The living space is expansive, making it ideal for family relaxation, with peaceful views of the back garden. The laundry is conveniently located near the rear steps, offering easy access to the sunny clothesline.

Recent updates add even more value to this home, including new electric fans, stylish downlights and wall lighting throughout an integrated filter with a combination tap for clean filtered water, a 6.6kW solar system installed in 2022. Crimsafe security screens have been installed on most windows, with timber casement windows left open to invite in fresh breezes where they're needed most.

Step outside to the rear garden and you'll find a serene space perfect for entertaining or relaxing. There's ample room to add a pool, a large deck, or a shed if desired. Raised vegetable gardens are ready for your next crop of fresh veggies, and the vibrant, leafy surroundings offer a sense of

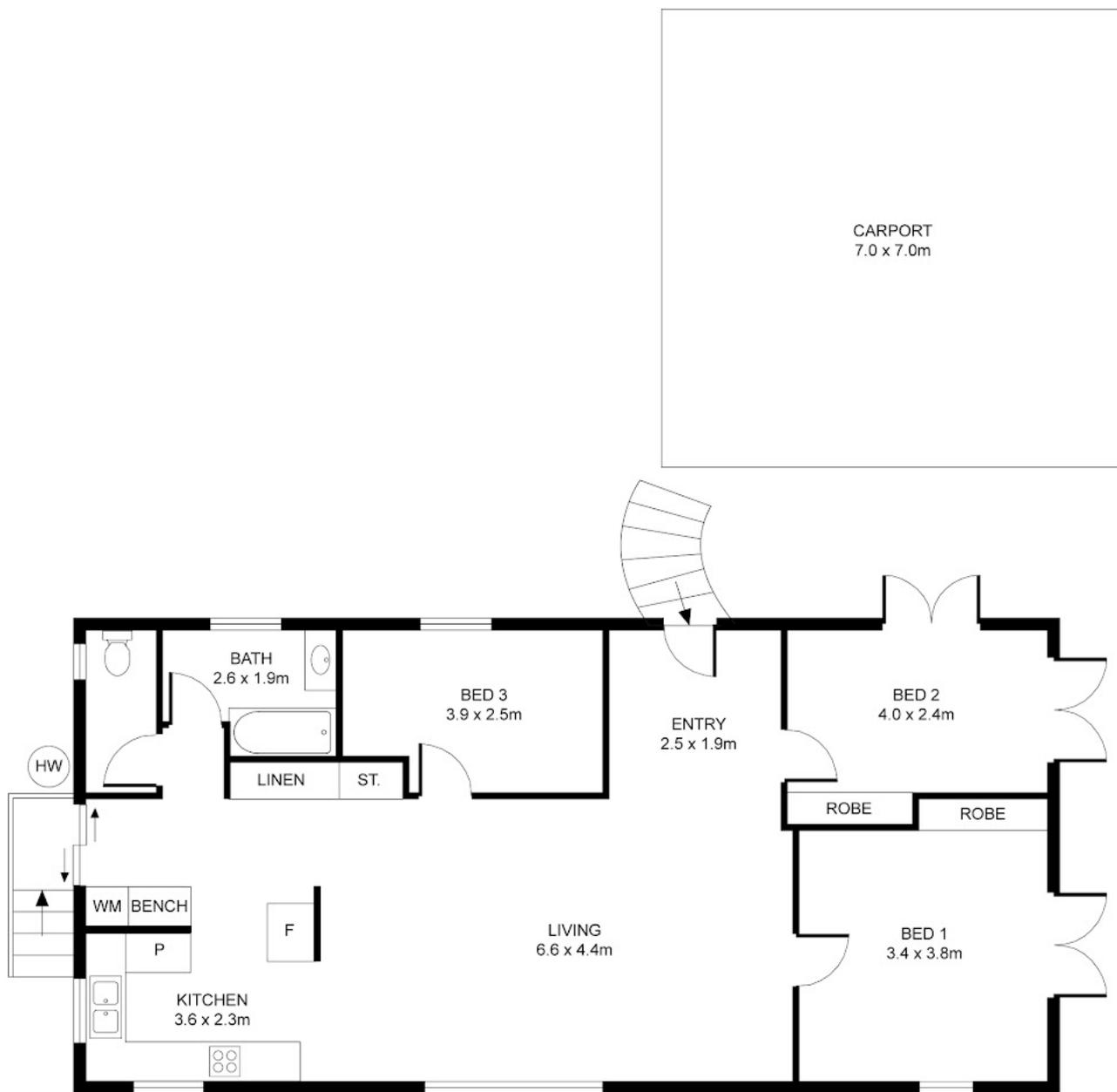
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
Now \$499,000

**OPEN FOR INSPECTION:**  
N/A



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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.

DISCLOSURE: ALL MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE EXACT. DO NOT RELY ON THE ACCURACY OF THIS FLOOR PLAN WHEN DETERMINING THE PRICE OF A PROPERTY OR MAKING DECISIONS REGARDING BUYING OR SELLING OF PROPERTIES WITHOUT INDEPENDENT VERIFICATION.