



# FOR SALE

## 5 YR OLD 3 BED HOUSE READY TO BE MOVED IN.

7 Kanimbla Av is an immaculately presented 3-bedroom, 2-bathroom home nestled in the peaceful haven of Cooloola Cove. This charming residence offers the perfect blend of comfortable family living and relaxed coastal lifestyle, positioned on a generous 948 square metre block that provides ample space for the whole family to enjoy.

The home spans 97 square metres of comfortable living space. It features a spacious lounge area, modern kitchen, an ensuite in the master bedroom for private convenience. The second bathroom is centrally located to serve the remaining bedrooms and guests, creating a practical arrangement for busy family life.

- \* Located in the scenic Wide Bay-Burnett region
- \* Just 52 kilometres from the regional centre of Gympie
- \* Close to Tin Can Bay for primary and secondary education
- \* Community facilities including parks and memorial spaces

There is an outdoor eating/sitting space with the large block providing plenty of room for children to play, pets to roam, or for you to create your own garden haven.

- \* 3 generous bedrooms with built-in storage solutions
- \* Solar panels
- \* A/C
- \* 2 well-appointed bathrooms including master ensuite
- \* Open-plan lounge area ideal for entertaining
- \* Double garage providing secure parking for two vehicles
- \* Expansive 948m<sup>2</sup> block offering endless possibilities

The location provides excellent access to both coastal attractions and inland conveniences, with Gympie offering shopping, dining, and secondary education options. For families, the nearby Tin Can Bay State School provides primary education and secondary schooling to Year 10, while Gympie State High School offers complete secondary education.

If you would like to view this property or have any questions please contact Harvey on 0416 072

3 BED | 2 BATH | 2 CAR

PRICE:  
\$760,000

OPEN FOR INSPECTION:  
N/A



**Harvey Escribano**  
**0416072985**  
harvey@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.