



# FOR SALE

## LOVELY, LARGE, MODERN BRICK HOME - ON OVER HALF AN ACRE!!

Set on a generous 2,296m<sup>2</sup> block in a quiet part of town, 2 Nutt Street offers a beautifully presented modern home with established gardens, excellent shedding, and the rare bonus of this much land right in town.

This modern home has been well updated to be comfortable and enjoyable year-round, featuring fresh new paint, carpet, ceiling fans, air-conditioning, triple insulation, and a fireplace for cooler months. The main bedroom includes air-conditioning, a walk-in robe and access to the two-way bathroom, while the remaining three bedrooms all have built-in robes, air-conditioning and near-new carpet.

The kitchen is practical and well equipped with a dishwasher, gas stove, and rainwater plumbed directly to the kitchen. The modern stainless-steel fridge is included in the sale, along with lounge, making it easy to move straight in.

The large open living spaces flow out to a large covered outdoor entertaining area, ideal for family gatherings or quiet relaxation. Security screens are fitted across the house, and the property is fully fenced for enhanced security.

For vehicles, storage, hobbies or work, the large four-bay garage/workshop (12m x 6m) is ready to enjoy, complete with shelving and its own air conditioner. A concrete driveway provides easy access, and the 6.6kW solar system on the roof and connected to the home helps keep living costs down. Rainwater tanks and established fruit trees complete the picture.

The location is hard to beat: quiet, with minimal through traffic, yet close to everything:

- 300m to hospital
- 700m to primary school
- 1km to high school
- Approx. 1km to Murgon CBD
- 10 minutes to Wondai
- 35 minutes to Kingaroy
- 1 hour to Gympie
- Around 3 hours to Brisbane

4 BED | 1 BATH | 2 CAR

### PRICE:

Offers in High \$600,000's Considered

### OPEN FOR INSPECTION:

N/A



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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.

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