



# FOR SALE

## REDUCED. MUST SELL.

The owners have committed elsewhere and have reduced the price to sell. This property has many great features from the 5 kw of solar to the huge 1345 m2 block.

The modern light contemporary colours throughout the home combined with the overall generous sized rooms give this property a lovely free flowing feeling. With the 3 generous bedrooms and two separate living areas upstairs. There is plenty of room to spread out and relax.

This is your opportunity to buy a solid brick contemporary home on a large block, in a convenient area, and for a great affordable price. This exciting package must be inspected to be fully appreciated. Being located on the Eastern side of Gympie and set on a 1345m2 private undulating block.

It's the perfect property to downsize into town for the simple life.

The spacious, air-conditioned open plan lounge room greets everyone upon entry to the home with raked exposed beam ceilings. You will love the generous sized modern kitchen with combined dining room that boasts fantastic views of the self-watering outdoor fernery and private rear patio.

- A second well-proportioned living area/office combination has level entry access straight from the carport. The 3 oversized carpeted bedrooms all have ceiling fans with the master bedroom looking out towards the mountains. It is air-conditioned, has a ceiling fan and two separate built in robes. The well-appointed bathroom features an easy walk in shower and separate bathtub.

- The gorgeous outdoor area has a tropical paradise inspired setting with a massive fold away adjustable umbrella, with very private, cool shady areas to kick back, relax and unwind.

Downstairs you'll find the second toilet, workshop area, and two more rooms

With plenty of potential for conversion to a granny flat or studio.

A secret tropical garden complete with mature Elkhorns, winding paths and private sitting areas.

This property is in a fantastic location close to schools, shops and all the amenities you require.

The Low maintenance gardens add to the privacy and overall retreat-like feel this property offers.

Enjoy the savings on electricity with the 5Kw solar system.

Give us a call to arrange your personal inspection. You will love it! The owners are waiting to talk a deal.

3 BED | 1 BATH | 2 CAR

### PRICE:

Reduced to \$317,000

### OPEN FOR INSPECTION:

N/A



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