



**SOLD**

## A COSY COTTAGE IN A COUNTRY VILLAGE

Are you imagining a cosy cottage with a picket fence in the middle of a country village? Found it! AND, it's like brand new inside. The cottage is in Amamoor, a Mary Valley village, just 15 minutes from Gympie and a few minutes from the Bruce Highway.

Park at the front of the property and walk through an arch in the picket fence, up the straight path to the front door of a cream painted cottage. You enter a reception room, currently used as an office/study, and go through to a large open plan living area incorporating the lounge, kitchen and dining rooms. There is heaps of natural light from windows on threesides including sliding doors to access the rear yard and entertainment area. It has a spacious feel!

The brand new kitchen is a long galley style with plenty of bench space and storage and features electric cooking and a dishwasher. The white and stainless steel theme is very modern! There are three generous sized bedrooms, all with built-in-robos, and a brand new bathroom.

This is just a great house, and at this price, you won't beat it for value!

Sited on a quarter acre block (1,012m<sup>2</sup>), while the front yard has lawns and a single carport, the rear yard is full of features:

- \* A raised deck for entertaining,
- \* Extensive paved areas for kids to play,
- \* Fully fenced yard for child and pet security,
- \* Two sheds for storage and/or workshop,
- \* A dog run, and
- \* Built-up veggie garden beds.

An inspection of this cosy cottage with a picket fence in the middle of Amamoor village is as easy as a phone call to the team at Ron Jeffery Realty.

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

**PRICE:**  
\$250,000

**OPEN FOR INSPECTION:**  
N/A



**Ron Jeffery**  
ron@atrealty.com.au  
www.atrealty.com.au