



FOR SALE

RIVERSIDE CHARM MEETS PRACTICAL LIVING IN BEAUTIFUL MIARA

Embrace an idyllic lifestyle at 11 Helmore Street, a quality owner-built home designed to maximise comfort, space, and functionality. Situated in the tranquil riverside enclave of Miara, this delightful two-bedroom residence is ideal for investors, families seeking a weekend retreat, or downsizers yearning for a simpler way of life.

Positioned on a generous 1,012 sqm parcel, this low-maintenance, fully fenced, property offers an impressive range of features. Water security, with a bore, a 31,800L tank dedicated to the gardens, and two 24,400L tanks servicing the home. The environmentally friendly septic system and gas hot water and stove further enhance the property's appeal.

Perfect for hobbyists or caravan enthusiasts, the expansive 12x8m shed boasts 15amp power and ten double power points, comfortably accommodating multiple vehicles, caravans, or the ultimate workshop set-up. A 3.5x3.5m shade house provides the perfect spot for gardening enthusiasts.

Enjoy the Queensland climate from the wide verandas at both the front and rear, ideal for entertaining or simply soaking up the peaceful surroundings. The location offers an enviable lifestyle, with the local boat ramp just a short stroll away. This property was not affected by the 2010 or 2013 floods.

This well-appointed property, in the peaceful location of Miara, presents an outstanding opportunity to secure your own slice of serene living. Don't miss your chance to inspect—contact Monica McFarlane on 0488 017 653 for an inspection!

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this

2 BED | 1 BATH | 3 CAR

PRICE:

Offers over \$675,000

OPEN FOR INSPECTION:

May 23 at 11:30am - 12:00pm



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