



FOR SALE

NEST OR INVEST... IT WOULD SUIT BOTH.

This charming 3-bedroom house at 6 Gwen Street offers the perfect blend of country comfort and modern convenience in the heart of Queensland's renowned "Peanut Capital of Australia." Set on a generous 1,179 square metre fully fenced block, this property presents an ideal opportunity for families seeking the relaxed rural lifestyle that Kingarroy is famous for.

The thoughtfully designed family home features three comfortable bedrooms, one well-appointed bathroom, and a welcoming lounge area perfect for family gatherings. The heart of the home extends seamlessly to a delightful sunroom, creating additional living space that captures the natural light and rural aspect that defines this ideal location. Modern comfort is assured with split system air conditioning and gas heating, ensuring year-round comfort regardless of the season.

- Remote garage plus additional carport providing secure parking for two vehicles
- Outdoor entertainment area perfect for hosting barbecues and family celebrations
- Private courtyard offering intimate outdoor relaxation space
- Workshop for the handyman or hobbyist
- Garden shed for additional storage needs
- Water tank supporting sustainable living practices

The property's semi-rural setting provides a peaceful retreat while remaining conveniently located within Kingarroy's established residential area. The fully fenced yard offers security and privacy, making it particularly suitable for families with children or pets. The substantial land area provides ample space for gardens, play areas, or future extensions, limited only by your imagination.

Living in Kingarroy means embracing a lifestyle where rolling farmlands meet modern convenience. The town's reputation extends far beyond its famous peanut processing plant that dominates the skyline – it's a thriving rural centre with excellent educational facilities including Kingarroy State School, Kingarroy State High School, and Saint Mary's Catholic College, ensuring quality schooling options for families.

- Broadband internet and pay TV access keeping you connected to the world
- Walking distance to Kingarroy Shoppingworld and local amenities
- Easy access to the town's numerous parks including Memorial Park and J A Carroll Park
- Close proximity to medical facilities including Kingarroy Hospital

3 BED | 1 BATH | 2 CAR

PRICE:
\$550,000neg

OPEN FOR INSPECTION:
N/A



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