



## FOR SALE

### IT'S CLOSE TO EVERYWHERE!

Amamoor is in MARY VALLEY COUNTRY, just 15 minutes from Gympie and 5 minutes off the new Bruce Highway, and that makes it close to everywhere! Mary St is a quiet street, close to the local primary school.

The home at 35 Mary St is hidden from the road by mature trees and shrubs and the front veranda is screened by lattice, very private! From the veranda you enter a cosy two bedroom home where the living area has both air conditioning and slow combustion heating. A freestanding gas cooker and plenty of bench space are the features of a kitchen that overlooks the lounge room. A short hallway off the lounge room gives access to two bedrooms, both with built-in-robies, and one bathroom. A dining room / sleep-out at the rear of the home also gives access to an extra-large entertaining deck. This is where the real living happens. Around 40m<sup>2</sup> of covered deck, it will take a crowd!

Under the house improvements include an office, the laundry and plenty of storage. Vehicle and workshop storage includes a great man cave beside the house and a double carport and trailer storage area at the front.

The 916m<sup>2</sup> block is fully established, the rear yard is flat and the gardens include a productive veggie garden. The property has town water and its own sewerage system. A 4 kw solar power system is a real bonus.

To arrange your personal inspection of 35 Mary St Amamoor, call the team at Ron Jeffery Realty.

2 BED | 1 BATH | 2 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



**Ron Jeffery**  
ron@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)