



## FOR SALE

### AS-NEW RENOVATED HOUSE WITH SHED - MOVE IN AND ENJOY!

Recently completely renovated throughout, 1B Murray Parade, Kingaroy offers a comfortable, practical living house and shed on a large lot, with countryside and mountain views from parts of the property.

Since purchasing the home, the current owners have completed an extensive list of improvements, including new flooring, renovated bathroom & kitchen, fresh paint, new curtains and blinds, upgraded lighting and fans, roof restoration work, new insulation, and a new termite barrier.

Inside, the home features three good-sized bedrooms, a comfortable air-conditioned lounge, a separate dining room, and a practical kitchen with a glass electric cooktop jug induction, electric oven, dishwasher, and pantry.

The dining room opens directly onto the covered outdoor entertaining area, complete with outdoor blinds to help reduce summer glare and heat.

There is excellent parking and storage, with an integral single lock-up garage, drive-through carport, and separate single lock-up shed with shelving.

This is a quiet part of town on top of the hill, out of the frost, and is highly sought after by locals.

Key features:

- Three good-sized bedrooms, two with built-in wardrobes
- New remote-controlled ceiling fans and lights
- New flooring, fresh paint, curtains, and blinds throughout
- Air-conditioned lounge room
- Kitchen with induction cooktop, electric oven, dishwasher, and pantry
- Upgraded bathroom with separate shower, bath, and new vanity
- Separate toilet and laundry
- New linen cupboard
- New roof insulation

3 BED | 1 BATH | 3 CAR

#### PRICE:

Offers From \$635,000 - Contact Julian

#### OPEN FOR INSPECTION:

Sep 9 at 5:00pm - 5:20pm



**Julian Gregson**

**0421577537**

[julian.gregson@atrealty.com.au](mailto:julian.gregson@atrealty.com.au)

[www.juliangregson.com.au](http://www.juliangregson.com.au)



**TOTAL: 105 m2**

1st floor: 105 m2

EXCLUDED AREAS: PORCH: 10 m2, COVERED PATIO: 27 m2, PATIO: 17 m2,  
GARAGE: 26 m2, WALLS: 10 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.