



## FOR SALE

### LOCATION LOCATION LOCATION

I know it's a cliché however this property is beautifully located and therefore will go quickly so please call Adrian to view before it's too late.

This home is perfect for the first home buyer, savvy investor, retired couple or a family simply wanting to get closer to the action.

There is also the possibility of subdivision with Council approval of course.

Other features include -

- Large flat 1093 sqm meter block with 18m frontage
- 3 generously sized bedrooms, 2 with built-ins
- Separate lounge, dining room and laundry with open plan kitchen / living
- Exhaust fan / light & heater to bathroom with separate toilet
- 4 burner Gas cooktop
- Ceiling Fans and Air-conditioning
- Attached carport for all-weather entry
- Huge 3 bay shed with power, for your cars, boats or caravans / work shed
- Separate garden shed
- Minimal maintenance - brick construction
- Walk to Yandina train station
- Walk to the centre of Yandina
- Walk to Yandina Primary School and buses to local high Schools
- Minutes to sporting clubs and Yandina Bowls club
- Easy access to the Bruce Highway, North to Gympie or South to Brisbane
- Only 17 Minutes to Coolum beach
- Both sides and back boundaries fenced
- Option of existing furniture to be included

This family home really does have something for everyone so please inspect while you can.

If the scheduled 'Open for Inspection' time doesn't suit - please call Adrian to arrange a private viewing.

3 BED | 1 BATH | 3 CAR

#### PRICE:

Offers over \$395,000

#### OPEN FOR INSPECTION:

N/A



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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.