

**1 Seventh Avenue, Collinsville, Qld 4804**



**Sold House**

Tuesday, 16 January 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1004 m2**

**Type: House**



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**\$298,000**

Prepare to be impressed when you enter this property – with immaculate presentation, light modern interior and large 1004 m<sup>2</sup> corner block, it is sure to create interest. The welcoming interior instantly feels calming with recently painted crisp white walls, cool low maintenance tiles, air conditioning and free flowing casual open plan living space. The superbly appointed galley style kitchen features clean lines, stainless 2 drawer dishwasher, plenty of storage and bench space plus a large breakfast bar perfect for those quick meals on the go. This area accommodates the dining space as well and flows into the lounge and through to another great space ideal for sitting room, reading nook or even formal dining. The hallway features fabulous storage cupboards and leads to the 3 neat bedrooms and good sized main bathroom with separate shower, The master suite is spacious encompassing walk in robe and ensuite with curved shower cubicle and modern vanity. The roomy laundry is big enough to add extra cupboards, fridges or even to add an extra shower and toilet. Your outdoor entertaining is sorted with a sizeable undercover patio at the front of the home. There is a single garage attached for your vehicle and don't forget the 9 x 9m two bay colorbond shed with roller doors that's perfect for all your extra gear or car accommodation. Two other sheds at the opposite side of the property ensure you will never run out of room for all your gardening tools, mowers or whatever you need to store. All in all, this is a wonderful family home located in the rural town of Scottville, a few minutes south of the friendly close knit community of Collinsville known for its good old fashioned country hospitality. Positioned opposite a corner recreation reserve, the cooling breezes are not restricted and is the perfect spot for the kids to enjoy some extra play space. The beautiful Bowen and Burdekin Rivers are an easy hours' drive for a family day out or a spot of fishing, but if you still need your beach 'fix', Bowen is only 85km away where you are spoilt with picturesque bays, stunning beaches and walking tracks to explore. This home will offer a quiet escape from the buzz of the city and leaves nothing for the new owner to do – just move in and enjoy! Or if you're an investor, this property could achieve approx \$400 - \$410 per week. Arrange an appointment with us to see what this home has to offer.