

**12 Roma Street, Monkland, Qld 4570**



**Sold Acreage**

Wednesday, 3 April 2024

12 Roma Street, Monkland, Qld 4570

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 8852 m2**

**Type: Acreage**

**\$628,000**

Opportunity knocks with this Very Desirable & Rare chance to purchase Over 2 Acres (8852M2) of Lush Green Rolling Pastures. Perfectly located on the side of a hill, this charming possible split-level timber has gorgeous views over the Mary Valley. It is Located in the heart of town in a very desirable pocket with good zoning that will suit a huge variety of buyers. Offering so many choices & alternatives, It's perfectly positioned within minutes of Monkland State School, Gympie's central business and shopping district and offers easy access to the Bruce Highway - This gorgeous Property is well positioned on the top of the hill at the end of a quite cult de sac and has been in the one family for well over 60 years! - It sits on the site of the old Gold Mine wash Plant & is the only land in the whole area that has never been mined, providing the new owner's peace of mind concerning abandoned underground tunnels & mining shafts.-This charming home has a lovely art deco style wooden feature on top of the internal stairway also living and dining areas have lovely hardwood floors that are basked in northern sunlight- Enjoy good breezes being up near the top of the hill from your kitchen which is spacious & has a breakfast counter to the dining room which overlooks the rolling greenery of the Mary Valley- Sunroom is generously sized allowing you extra living space - 3 spacious & generously sized bedrooms. - Downstairs offers an abundance of storage & Potential to expand the footprint of the home. The outside garden shed has plenty of room for the family caravan or boat to be stowed under a very tall 10-foot carport.- Gazetted road Access to bottom paddocks via Nichols Raod - The Bruce Highway is due to close with the new Gympie bypass opening soon - The property is ripe for renovation or redevelopment & just waiting for which direction you'll take to harness its true potential.- Unque opportunity to Set up an Equestrian Estate or Horse Training facility at an affordable price in a premier location - Land bank whilst earning a good income as you can easily Rent the house & property for top \$ due to the big shortage of rentals available locally - Potential to Renovate the existing solid art Deco Era hardwood home into your dream estate home. - Potential of Subdivision into house blocks & creating a very desirable estate due to its location- Development potential (Subject To Council Approvals) into multi-level units or townhouses estate with roughly 2800m2 zoned Low-Density Residential - This property is already earning a solid & reliable income from an advertisement agreement which generates the owner \$1200 of annual income for displaying signage at the rear boundary of the property with the agreement contract recently renewed for another five years. It also saves the owners money as the agreement even covers maintenance of the surrounding landscape- Plus even more Potential to earn extra multiple incomes from possible agistments or Hip Camp in the paddock. Inspection by appointment Ali Zengin 0403 423 124