

35 Mary Street, Amamoor, Qld 4570

Sold House

Monday, 14 August 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 916 m2

Type: House



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\$467,500

Buyers in the market for a charming, affordable home in a small community with a big heart, should seriously consider this Mary Valley cutie on a fully fenced 916m² block just a short walk to local primary school, village hub, and rail. The home comprises full length covered front verandah, two bedrooms, one bathroom, open plan living, functional kitchen, sunroom, and large covered north-facing rear deck; there is also workshop space and generous storage under, and a double carport at front. Lush, leafy established trees at the front of the property provide excellent privacy, along with lattice on the front verandah. Split system air-conditioning and a fireplace in lounge provide all-season comfort, and other features include built-ins in both bedrooms, gas oven and cooktop, ceiling fans, security screen doors to deck, NBN and town water connection, water tank for gardens and kitchen sink, alarm system with motion sensor, and 4kW solar system. It has been well cared for by current owners inside and out, and the gardens are an absolute delight with citrus trees, raised vegetable beds, colourful plants and shrubs...the camellias are just gorgeous, and expansive grassy space for children and pets to play. There's side access to the back yard, so plenty of room for a shed, if desired, and there's also a covered parking bay for a trailer. This is the perfect size home for a couple (of any age) and is priced to attract entry level buyers; the placement of the home on the block and the size of the block allows potential to extend (stca) if needed, so you can settle here and start/raise a family, and what a wonderful place to call home. Within 15 minutes proximity of Gympie, 25 minutes to Cooroy and only five minutes to the new Bruce Highway, access to major amenities is not a problem; or you can hop on a train going north or south, and leave the car at home, if that's going to suit your plans. This is village life without sacrifice - Amamoor is not isolated, it's far away enough from the hustle and bustle but close enough to commute for work, high school etc. If you've every dreamt about a green change in the country, where the pace of life is slower, the locals are friendly, and the surrounds are glorious - 35 Mary Street offers it all.

- Charming cottage-like home on fenced 916m²
- Short walk to local school, rail & village hub
- 2 bedrooms with built-ins, one bathroom
- Lounge with fireplace & split system A/C
- Light-filled kitchen with gas cooktop & oven
- Full length covered front verandah with lattice
- Huge north facing covered deck - fire up the BBQ
- Generous storage space & workshop under
- Solar power, water tank, town water, NBN
- Parklike gardens - fruit trees, vegetables, lawn
- 15 mins to Gympie & only 5 mins to highway
- Affordable entry level buying in the Mary Valley!