

**6-10 Cavanagh Street, Mount Alford, Qld 4310**



**House For Sale**

Friday, 10 May 2024

6-10 Cavanagh Street, Mount Alford, Qld 4310

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3035 m2**

**Type: House**



Gai Flynn

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## OFFERS OVER \$675,000

ADD THIS GORGEOUS PROPERTY TO YOUR WISH LIST AND INSPECT ASAP! FAMILY SIZED WITH 5 BEDROOMS, 2 BATHROOMS PLUS SPARKLING INGROUND POOL AND LOADS OF YARD SPACE FOR GARDENS, KIDS GAMES AND PETS! The flood free level block has a fully fenced house yard and self-sufficient features such as solar panels, solar hot water and 3 x large 22,700L rainwater tanks - one for the pool. Shade sails over the pool plus pool cover help with efficiency and cleaning. Large concreted entertainment area shaded by a large shade-cloth cover. Inside delivers with a large open plan living area with vinyl and carpeted flooring. Galley-styled kitchen with dishwasher, under-bench oven and cooktop plus opaque doored pantry. Large master bedroom with WIR and ensuite and carpet tile flooring. Ceiling fans throughout and security screens right around. The Tammawood home is built on a slab and designed to maximize outdoor activities with glass sliding doors opening to the shaded pergola and access to the 3 bay shed and pool. The family bathroom includes tub, shower and vanity and there is a separate toilet. The separate laundry opens to the side yard and clothesline. Town water connected. The area is on Septic. Rates Approx. \$1247/6mths. Potential Rental Appraisal \$670-\$700/wk Situated within a small rural community, local services and facilities include local park with playground, Hotel, Micro brewery/cafe, Community Hall and local Primary School. In the surrounding area you will find vineyards, Farm Gates and only approximately 10 minutes drive to Moogerah Dam with fabulous water sports and camping facilities available. Boonah is an approx. 15 minute drive and provides full shopping facilities, schools, cafes and medical facilities. Ipswich is approximately 45 minutes drive. The Scenic Rim is a popular tourist destination and just a beautiful area to spend the time enjoying day-trips and taking in the amazing mountains and scenery. Please contact Gai Flynn for further details. **DISCLAIMER:** First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.