

**7 Dent Lane, Gympie, Qld 4570**

**CENTURY 21**

**Sold House**

Monday, 14 August 2023

7 Dent Lane, Gympie, Qld 4570

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 577 m2**

**Type: House**

**\$475,000**

Welcome to 7 Dent Lane, a solid brick and tile home that is perfect for first home buyers and investors alike. This property offers a range of features and benefits that make it an attractive choice for those seeking a low maintenance lifestyle. Situated in the heart of Gympie CBD, in a great location close to Centro Shopping Centre and all amenities - everything you need is just a short 2 minutes away. Step inside to discover the inviting sunroom, where you can relax and enjoy the warmth of natural light streaming through. The polished timber floors create a warm and inviting ambience throughout the home, while the fireplace adds a cosy touch on chilly evenings. Features: - 3 spacious bedrooms with quality carpet, fans and downlights - Master bedroom has built-in wardrobe and air conditioning- Spacious lounge and dining room with polished timber floorboards throughout living areas and wood fireplace for winter warmth- Modern kitchen with skylight, dishwasher and plenty of cupboards - A single lock-up garage provides secure parking, while also offering huge under house storage - perfect for all your extra belongings or gym- Double tandem carport for extra parking, boat or trailer storage- Outdoor undercover entertaining area- Easterly facing sunroom overlooking landscaped yard- The fully fenced yard ensures privacy while allowing children or pets to roam freely. For investors, this property has great rental potential. Recently rented at \$370 per week, it offers a solid investment yield with a current rent potential of \$470-\$490 per week. The owner says sell. You won't want to let this gem slip through your fingers. Contact Kerri Grant today to arrange a viewing and secure your dream home or investment property in the perfect location.- Please note the photos used are from a prior sale.