

**8 Mill Street, North Eton, Qld 4741**

**AREA SPECIALIST**

**House For Sale**

Wednesday, 29 November 2023

8 Mill Street, North Eton, Qld 4741

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1200 m2**

**Type: House**



Robyn Agius  
0419216364

**\$379,000**

Its Addressed: Surprisingly spacious, this fully air-conditioned, large cottage was moved here in 2008. Perfectly positioned on a beautifully maintained 1200m<sup>2</sup> block in the small community of North Eton this property offers semi rural living yet is only minutes to the conveniences of Marian and Walkerston. AT A GLANCE: Inside: Large, south facing entry space Huge, central, separate lounge Combined kitchen and dining room with north facing back patio 3 Bedrooms all with built ins, fans and air-conditioning Spacious bathroom with separate toilet Sunroom / sleepout to westerly side of home Huge separate laundry / storeroom Outside: Gas hot water system 3kW Solar 20000L approx rain water tank off shed Bore Septic waste Great side access Powered, 6.9m x 11m 3 bay shed with 3 x roller doors (2 remote control) Large entertainment pergola Fully fenced back yard No rear neighbours with double gate rear access School bus to corner of road for Primary and High School ZONING: Township RATES: \$950 per 1/2 year before discount Only 6 minutes to the Peak Downs Highway at Eton, less than 12 minutes to Walkerston or Marian and about 25 minutes to the city gates, this property offers all the lifestyle conveniences whilst enjoying the privacy of rural living on a low maintenance 1200m<sup>2</sup> block. If you enjoy fishing and water sports, the beautiful Kinchant Dam is less than 5 minutes away. North Eton is a charming, small rural community in the heart of sugar cane production farming land. The North Eton State School was established in 1895 and has a long and proud history of excellence within the Pioneer Valley for prep to year 7 students. A message from the owner: "I loved living there because it was a quiet friendly neighbourhood where I could relax and enjoy the views of the cane fields." Contact Robyn Agius to book an inspection on 0419 216 364 Disclaimer: The vendors and/or their agents do not warrant errors or omissions, if any, in these particulars, which they believe to be accurate. Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the particulars.