

8 Morris Terrace, Gin Gin, Qld 4671



House For Sale

Thursday, 13 June 2024

8 Morris Terrace, Gin Gin, Qld 4671

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 825 m2

Type: House



Kelly Weller

0743067007

\$430,000

Discover the perfect family home or an ideal rental investment in the charming town of Gin Gin. This beautifully maintained property, set on an 825m² flood-free allotment, offers a range of features that cater to comfortable living and attractive rental prospects. The house has been freshly painted inside and out as of May 2024, providing a welcoming and modern atmosphere. The open-plan living, dining, and kitchen area creates a spacious and cohesive environment for growing families whilst the outdoor entertaining area at the front of the home is perfect for weekend BBQ's. The living room is a standout feature, opening onto the upstairs veranda, perfect for enjoying outdoor living. The air-conditioned main bedroom includes a walk-in robe and direct veranda access, creating a private retreat. Another spacious bedroom is situated upstairs, while two large bedrooms downstairs, each with separate access, provide ample accommodation options for families with older children still living at home. The well-appointed family bathroom includes a shower and vanity, complemented by a separate toilet for convenience, with an additional toilet located downstairs. Additional benefits include town water and sewerage, mail delivery, bin collection services, an electric hot water system, mobile phone service, and availability of fixed wireless NBN. The property is conveniently close to Gin Gin Primary School and High School, making it ideal for families. Located just 3 minutes from Gin Gin (1.4 km), 39 minutes from Bundaberg Airport (52 km), and 40 minutes from Childers (56 km), this home offers both tranquility and accessibility. Rates are approximately \$1,500 per half year, and with a rental appraisal of \$440 - \$460 per week, it is an attractive investment opportunity. This home is perfect for those seeking a serene lifestyle with all the conveniences of town living or for investors looking for a solid rental return in a high-demand area.

At A Glance- 825m² Allotment- FLOOD FREE- Freshly Painted Inside & Out (May 2024)- Open Plan Living, Dining, Kitchen- Kitchen with Electric Stove/Oven and Timber Floors- Living Room Opens Up onto the Upstairs Veranda- Airconditioned Main Bedroom features a Walk in Robe & Veranda Access- Spacious Additional Bedroom Upstairs- Two Large Bedrooms Downstairs- Family Bathroom with Shower & Vanity- Separate Toilet- Additional Toilet Downstairs- Internal Laundry- Attached Oversized Single Garage- Outdoor Entertaining Area at the Front of the Home- Ceiling Fans Throughout- Hardwood Timber Floors under Carpet- New Electrical Box, Meters & Lead In Wire- Ramp Access via Laundry - Assortment of Fruit Trees

Additional Information- Rates Approx. \$1,500 per half year- Rental Appraisal \$440 - \$460 per week - Town Water- Town Sewerage- Mail Delivery- Bin Collection- Electric Hot Water- Mobile Phone Service - Fixed Wireless NBN Available- Close to Gin Gin Primary School & High School- 3 mins to Gin Gin (1.4 km)- 39 mins to Bundaberg Airport (52 km)- 40 mins to Childers (56 km)

To book your private inspection, contact Kelly on 0413 445 101 today.*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.