

# 93 Old Maryborough Road, Gympie, Qld 4570

## House For Sale

Wednesday, 17 April 2024



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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 751 m2**

**Type: House**



John Pratt

## Offers from \$725,000.00

This beautifully finished 3 1/2 year old "Hamptons"-styled home has the WOW factor from the moment you step up to the front door. And it just gets better when you step inside!! The owners have spared no expense in taking what was originally a local builders spec project home then upgrading the finishes and fittings to create their very personal but also practical touches to complete the build their way. Nothing to do except enjoy all the bells and whistles that make this property a real standout in the Gympie real estate market. What else we love about this home: \*2550mm high ceilings throughout with ceiling to floor sheer drapes. House 226m<sup>2</sup> under roof. \*Land 751m<sup>2</sup>. Fully fenced with double gate access to one side and a single gate to the other. \*Custom colonial cross-bar windows, use of brick, render and cladding, painted timber posts and a stand-out entry door and well designed gable rooflines stay true to the Hamptons building style. \*Gorgeous white & grey kitchen. Huge 2.7m long island bench. Authentic "shaker" 2 pac cabinetry, caesar stone benchtops with waterfall ends, upgraded feature splashback tiles, soft closing drawers and cupboards, 900mm European appliances, Induction cooktop, electric oven and 900mm slideout range-hood mounted in overhead cupboards. \*3 bathrooms and 3 toilets! Never any waiting for guests! The ensuite to the master suite features upgraded floor to ceiling tiling, wall hung double vanities with double timber round mirrors and a walk-in extra large shower (no glass) and separate toilet with door, tucked behind a fully tiled wall. \*The guest suite (4th bedroom) has it's own private bathroom and walk-in robe. This ensuite also features floor to ceiling tiles, wall hung vanity and large shower. \*Cozy carpeted media room with double cavity sliding doors allows for watching TV or movies separately. \*Quality carpet to all bedrooms and upgraded floor tiles throughout the remainder of the home. \*Ceiling fans, security screens and blackout blinds throughout. \*Huge 13KW solar panel system (40 panels in total) to get rid of annoying power bills! \*Oversized garage (6.0x6.1m) with built-in wall storage and painted sealed floor to match driveway. Remote lock up garage roller door. \* Air conditioning throughout. \*Minutes to local private and public schools, 7 minutes to Gympie CBD and a bus stop a few minutes walk from the front door! Plus being on the eastern side of town, there is easy access to the Bruce Highway north or south bound - avoiding heavy traffic through the centre of town. And direct access onto the road to Tin Can Bay and Rainbow Beach.\*\*DISCLAIMER - Although Yamba Realty Group Gympie have provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. We always recommend all prospective buyers conduct their own independent research and consult their own professionals to conduct their own due diligence before purchasing\*\*