

**2 Bort Road, Gympie, Qld 4570**

**Professionals**

**Acreage For Sale**

Thursday, 13 June 2024

2 Bort Road, Gympie, Qld 4570

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 8 m2**

**Type: Acreage**



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## Expressions of interest

Nestled just a mere 3 minute drive to the CBD of Gympie, this remarkable 20 acre property offers a unique blend of urban convenience and tranquil country living! Situated on town water, this dual living sanctuary presents an unparalleled opportunity to relish in the best of both worlds! With its prime location, residents are poised on the doorstep of all the amenities and attractions Gympie has to offer. From schools and sporting ovals, to shopping centres and medical facilities, every necessity is within easy reach, ensuring utmost convenience for busy families! Despite its proximity to urban amenities, this property embodies the essence of rural living. The expansive 20 acre property provides a haven for the entire family, including the beloved four-legged members. Ample space beckons for outdoor activities, having the animals you've always desired or simply basking in the serenity of the countryside!

**Home features –**

- 3 bedrooms, 2 bathroom main residence with multiple living spaces
- Ducted air-conditioning throughout, polished hardwood floors, carpeted bedrooms, tiled wet areas
- Formal front lounge room with fireplace, NBN connected
- Well appointed kitchen with custom made cabinetry, stone bench tops, Miele 5 burner gas cooktop & electric wall oven, LG dishwasher, generous walk-in pantry, excellent bench and storage space, all with views to the rear yard and beyond
- Rear lounge room or living space - ideal for all the family
- Main bedroom with large walk-in robe and modern ensuite with floor to ceiling tiles, shower, toilet and double vanity
- 2nd and 3rd bedrooms both offer built-ins and ceiling fans
- Modern main bathroom with shower, bath and vanity, dual hallway linen cupboards
- 6.6kW solar power
- Tiled garage with remote door single car accommodation and built-in office space
- Large laundry room with additional toilet
- Private rear deck perfectly soaking in the views and aspect on offer and ideal for entertaining family and friends
- Double carport (8m x 7m) with high clearance and remote control door
- Multiple storage options underneath the home
- New roof and solar panels recently installed

**Property Features -**

- Featured 8m x 3m inground saltwater pool and landscaped surroundings
- 20 user friendly acres fully fenced into 5 paddocks – perfect for a few head of cattle or a horse or 2
- Excellent water with East Deep Creek frontage, 6ML water licence in place and 2 dams with reticulation throughout the gardens on the property
- 7m x 6m powered shed or workshop space, with handy additional fully lined 6m x 4m space to do as you please and adjoining side skillion for the machinery
- Timbered yards with small raceway, water, crush and loading ramp
- Large chook pen, fruit tree varieties, established trees and gardens

**Granny Flat Features –**

- One bedroom granny flat currently tenanted at \$300 per week on a periodic lease but would love to stay
- Block construction with new roof
- Air-conditioned main living space
- Tiled kitchen and dining with built-in laundry space
- Bathroom with shower, vanity and toilet
- Single carport, garden shed, side entertaining area
- Separately metered from the main residence

This immaculately presented and well-appointed property is a rare opportunity to embrace that country lifestyle, while living so close to everything! Perfect for the growing families, or for those who love the idea of generating some extra income while having the room to have it all, 2 Bort Road is the perfect balance of urban amenities and rural charm! For more information or to book your private inspection, contact marketing agent Peter Olsson today on 0411 065 326! \*\* As the granny flat is currently tenanted, please allow at least 48 hours notice to inspect the property\*\*