

**157 Arborcrescent Road, Glenwood, QLD, 4570**



**House For Sale**

Thursday, 26 September 2024

157 Arborcrescent Road, Glenwood, QLD, 4570

**Bedrooms: 1**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## **AS NEW LIVING AT ITS BEST!**

It doesn't get much better than this. For those looking to live a life with low maintenance care in an as new home this is the one for you. Recently built, this stunning home has got everything you would want and need plus it's new!

Set on a 6498m<sup>2</sup> block of land high and dry with views across to Mount Kanigan range with low maintenance gardens.

The property boasts a new 6mx9m shed with bathroom and toilet in place. Plenty of storage and still plenty of room for the pride and joy, powered and personal access door in place.

There is an additional 20 foot shipping container in place for extra storage plus no shortage of water with 3 x 5000gl water tanks interconnected from the shed and house.

New Talex wastewater system with land application area. Gas fast flow hot water system. All this has only been established over the last year with all warranties in place.

The home is adorable and will not disappoint. There's a full length front verandah slightly elevated and is the perfect place to entertain family and friends whilst taking in the fresh breezes and admiring your newly established gardens and the peace and tranquility.

As you enter the home you come into a large open plan living area with plenty of room for your furniture and an abundance of natural lighting through the double glazed windows throughout. The kitchen is perfect with ample storage, pantry, 40mm stone benchtops and gas cooktop and oven.

The Bedroom is plenty big enough for your larger bedroom suite and robes with access to the bathroom/toilet. The home is complete with modern ceiling fans throughout and A/C to the main living area.

This house is very low maintenance and very energy efficient with a 75mm composite EPS panel offering fantastic insulation both through winter and summer. No painting ever needed, just good low maintenance living. All windows have two way blinds and awnings adding to the energy efficiency of this home.

For those looking at downsizing into a new home and keen for that simple life in country settings this is definitely the home for you.

Glenwood has become such a popular destination for good value buying and lifestyle living in a community with so much to offer. Situated only a short distance to Maryborough, Fraser Coast and Gympie, you get the benefits of living on acreage and the access to one of the greatest regions in QLD. The Gympie By-pass is nearly reaching completion making that trip quicker to the Sunshine Coast and beyond.

If you are considering that change to break the urban grind, and want to just sit back and relax on your new acreage with a new home, this is the girl for you!

Please call Tim on (0436 005 293) for your private inspection.

N.B. Please do not enter any property without an agent present. All inspections by appointment only. Please phone or email Agent to arrange a viewing time.

### **DISCLAIMER:**

" Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept

responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".