

**18 Mulgrave Street, Gin Gin, Qld 4671**



**House For Sale**

Saturday, 29 June 2024

**18 Mulgrave Street, Gin Gin, Qld 4671**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



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**\$395,000**

Located in the heart of Gin Gin, this adorable Queenslander home is a true gem, offering a perfect blend of comfort, convenience, and charm. Situated on a generous 1,012m<sup>2</sup> allotment, this flood-free property is ideal for families or investors looking for a move-in ready residence. As you step inside, you'll immediately notice the fresh, modern feel thanks to a recent paint job completed in May 2024. The home features new floor coverings throughout, adding to its pristine appeal. The airconditioned open-plan living, dining, and kitchen area is perfect for family gatherings and entertaining guests. The kitchen is equipped with a brand new electric stove/oven and boasts a spacious walk-in pantry, making meal preparation a breeze. The main bedroom is a comfortable retreat with air conditioning, built-in robes, and a ceiling fan. The second bedroom is also spacious and features a ceiling fan for added comfort. A large sunroom/sleepout offers versatile space that can be used as an office, toy room, craft room, or even an additional bedroom. The family bathroom includes a shower and vanity, with a separate toilet for added convenience. An internal laundry room and a store room provide ample storage space. The oversized single garage comes with workshop space, perfect for those who enjoy DIY projects. Outdoor living is well catered for with a fantastic entertaining area at the rear of the home, ideal for BBQs and alfresco dining. The fully fenced backyard ensures a safe and secure environment for children and pets. Additional features of this charming home include town water, town sewerage, electric hot water, mobile phone service, and fixed wireless NBN. Services such as mail delivery and bin collection are also available. Financially, the property is attractive with rates approximately \$1,500 per half year and a rental appraisal of \$430 to \$450 per week, making it a sound investment. The location is unbeatable. It's just a 2-minute drive to the center of Gin Gin, offering easy access to local amenities. It's also conveniently close to Gin Gin Primary School and High School. For those who travel frequently, Bundaberg Airport and the town of Childers are just 40 minutes away. At A Glance- 1,012m<sup>2</sup> Allotment- FLOOD FREE- Fully Fenced Backyard- Freshly Painted Inside & Out (May 2024)- New Floor Coverings Throughout- Airconditioned Open Plan Living, Dining, Kitchen- Kitchen with New Electric Stove/Oven and Walk in Pantry- Airconditioned Main Bedroom with Built in Robes & Ceiling Fan- Spacious Second Bedroom with Ceiling Fan- Large Sunroom/Sleepout perfect as an Office, Toy Room, Craft Room or Additional Bedroom- Family Bathroom with Shower & Vanity- Separate Toilet- Internal Laundry Room- Store Room- Oversized Single Garage with Workshop Space- Outdoor Entertaining Area at the Rear of the Home Additional Information- Rates Approx. \$1,500 per half year- Rental Appraisal \$430 - \$450 per week- Town Water- Town Sewerage- Mail Delivery- Bin Collection- Electric Hot Water- Mobile Phone Service- Fixed Wireless NBN - Close to Gin Gin Primary School & High School- 2 mins to Gin Gin (350m)- 40 mins to Bundaberg Airport (51 km)- 39 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.