

**2 Ethan Cl, Gympie, QLD, 4570**



**House For Sale**

Thursday, 22 August 2024

2 Ethan Cl, Gympie, QLD, 4570

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jason Kent

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## Invest in Comfort and Convenience

Discover the perfect blend of lifestyle and investment opportunity with this impeccable four-bedroom home nestled in the heart of Gympie's most coveted precinct. Boasting a generous land size of 723 square meters, this modern abode offers both the space and the high-quality features to meet the needs of discerning investors and families alike.

Step inside to find a spacious, open-plan living area where natural light floods through large windows, creating an inviting atmosphere that's hard to resist. The layout promotes a seamless flow between indoor and outdoor spaces, leading to an expansive entertainment area that promises endless family gatherings and relaxing weekends. This outdoor sanctuary, coupled with a fully fenced yard, provides a safe and private environment for children to play and adults to unwind.

Accommodation consists of four well-appointed bedrooms, ensuring ample space for family and guests. The master suite, a true retreat, features an ensuite, offering privacy and comfort. An additional bathroom serves the other bedrooms, making morning routines effortless. The home's practicality is enhanced by a dedicated laundry area and a double car space, addressing all aspects of convenient family living.

Location is paramount, and this property does not disappoint. Situated within walking distance to primary and secondary schools, including Victory College and a local TAFE, it ensures educational needs are easily met without the daily commute. The convenience extends with easy access to the CBD, local corner stores and Sports Club, placing daily necessities and occasional indulgences at your doorstep.

Investors will find particular value in the existing tenant situation, with a reliable lease in place until October and a history of the same tenancy over the last six years. This home is not just a residence but a proven investment, ensuring peace of mind and continuity of returns from day one.

Nestled in a quiet cul-de-sac, this property promises a serene lifestyle away from the hustle and bustle, yet close enough to enjoy all the local amenities Gympie has to offer. Whether you're after the tranquillity of suburban life or the ease of access to urban conveniences, this location strikes the perfect balance.

We invite you to experience the warmth and charm of this well-appointed home. Capitalise on this rare opportunity to own a piece of Gympie's sought-after real estate. Contact us today for open home viewing times and take the first step towards securing not just a house, but a place to call home for years to come. Don't miss out - your future in Gympie awaits!

### Inspection Disclaimer:

This property is not a public place and is someone's home, investment, or private property. Ray White will and has the right to properly qualify all potential purchasers who apply for an inspection and reserve all rights to refuse said inspection without explanation. Animals are not welcome at inspections whatsoever, to ensure the health and safety of our staff, along with the occupants within the home and the general public. Please note that under no circumstances, is anyone authorised to enter the property without the supervision of a Ray White representative.

### Information Disclaimer:

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