

22 Hemdon Street, Gatton, Qld 4343



House For Sale

Wednesday, 3 July 2024

22 Hemdon Street, Gatton, Qld 4343

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 971 m2

Type: House



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Offers Over \$529,000

Welcome to your new sanctuary at Gatton, ideally situated in a prime location that boasts proximity to schools and the serene Lake Apex precinct. This delightful residence offers an exceptional opportunity for first homebuyers, downsizers, and investors alike to secure a piece of Gatton's tranquil lifestyle.

Property Features

- **Bedrooms:** This home offers three generously sized, carpeted bedrooms, each with built-in wardrobes, ensuring ample storage space and comfort for all family members.
- **Kitchen:** The near-new kitchen is a chef's delight, featuring a dishwasher, new oven, soft-close drawers, and new floor coverings. It's the perfect place to cook up a storm and entertain guests with ease.
- **Living Spaces:** Enjoy extensive living areas including a dining room, a family room with a cozy wood heater, and a separate carpeted lounge room. The tiled entrance adds a touch of elegance and practicality.
- **Climate Control:** Stay comfortable year-round with two air conditioners (one in the master bedroom and one in the living area) and two fans (one in the living area and one in one of the bedrooms).
- **Energy Efficiency:** The 10kw solar power system significantly reduces energy costs, making your home both eco-friendly and economical.
- **Outdoor Living:** The huge painted concrete and covered entertainment area off the main living space is perfect for alfresco dining, relaxing, or hosting gatherings while overlooking the beautifully landscaped yard and garden.
- **Car Space:** Benefit from a double in-house garage with electric doors and a tiled, enclosed carport with extra height for a van or boat. This versatile space, equipped with patio blinds and power, can also serve as a hobby room or additional entertainment area.
- **Garden and Water:** The fully fenced yard is a gardener's paradise with easy-care foliage, natives that attract birdsong, three rainwater tanks for garden and house use, and town water. Enjoy the added privacy and charm of a lovely garden, complete with a garden shed and a chook pen.
- **Security and Convenience:** New blinds throughout, electric shutters on two front windows, and security screens on all windows provide peace of mind. The newly refurbished roof adds to the property's durability and value.

Why This Property is Perfect for You?

- **First Homebuyers:** This charming home presents an ideal start for first homebuyers looking to plant roots in a friendly and vibrant community. Its ready-to-move-in condition means you can start enjoying your new home immediately without the hassle of renovations. The spacious living areas and modern amenities provide the perfect environment to grow and create lasting memories.
- **Downsizers:** If you're looking to downsize without compromising on comfort and space, this property offers the best of both worlds. The low-maintenance garden, fully fenced yard, and easy-care foliage ensure you spend less time on upkeep and more time enjoying your beautiful surroundings. The versatile enclosed carport, which doubles as a hobby room or extra entertainment area, provides the perfect space to pursue your passions or entertain guests.
- **Investors:** With its prime location, modern upgrades, and appealing features, this property is an attractive option for investors seeking strong rental returns and long-term growth. The proximity to schools and Lake Apex makes it highly desirable for families and professionals alike, ensuring a steady stream of potential tenants.

This exceptional home in Gatton is more than just a house; it's a lifestyle waiting for you to embrace. Experience the perfect blend of comfort, convenience, and charm—Call Allison on 0423 301 315 to schedule your viewing today and step into your dream home.