

**37 Alice Dixon Drive, Flaxton, QLD, 4560**

**Pery Morrin**

**House For Sale**

Thursday, 10 October 2024

37 Alice Dixon Drive, Flaxton, QLD, 4560

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Steve Pery

## **When Location Meets Opportunity**

Situated in one of Flaxton's premier streets and offering level easy care land that is almost impossible to find, this well-presented brick home with botanical like gardens will surely set the emotions alight.

The charming brick home is perfectly sited on the 7506m<sup>2</sup> of land connecting beautifully to the environment around it. The home is single level and provides 3 large bedrooms with built-ins along with an entry sunroom, spacious lounge and dining off the kitchen and rear enclosed patio that opens onto the private garden areas beyond.

The perimeter of the property is fully fenced with internal fencing separating front from back. There is a double carport plus a double lock up shed and workshop area, ideal for the motor or woodworking enthusiast. The expansive lawn areas are interspersed with established fruit trees with several shaded seating areas throughout the garden offering the perfect rest area to enjoy the beauty of the property.

The is approx. 100 000 litres of water storage as well as a bore ensuring both you and the gardens don't get too dry.

Don't delay, this lovely property is being offered for the first time in over 20 years and wont last long.

To arrange an inspection kindly contact exclusive list agent Marcia or Steve at PMProperty today. Marcia on 0439 099 222 or Steve on 0448 884 093.