

**44 Templar Road, Glenwood, QLD, 4570**



**House For Sale**

Sunday, 8 September 2024

44 Templar Road, Glenwood, QLD, 4570

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**

## **COMPLETE PRIVACY AND POOL!**

The perfect opportunity for those seeking a home nestled amongst a stunning backdrop of well manicured gardens, an abundance of fruit trees and plenty of room for the kids and pets to roam on this picture perfect property!

The property has a large dam with pump and irrigation throughout the gardens making it easy to keep your new gardens lush and green.

On top of this unique property you have a huge inground swimming pool perfect for those hot summer days enjoying a cool off with family and friends.

Fully fenced 6364m<sup>2</sup> flood free land with nice shady trees with plenty of privacy and a stunning outlook across the botanic like gardens.

The property comes with a 6mx6m shed and large carport for car accommodation as well as an additional 3m awning. Plenty of room for your tools and toys. There is an additional 6mx4m shed to the rear perfect for RV accommodation.

The home itself is semi elevated with a laundry and bathroom below. As you enter the front door, you come up onto the front verandah with ample room for entertaining and complete privacy with the wonderful established gardens to the front offering shade and tranquility.

There's 3 x 5000gl water tanks providing ample water for your new home and a 3kw solar system to reduce your energy costs.

Entering the home you have a large open plan living area with wood fire heater and A/C, plenty of room for your furniture and good natural lighting throughout. To the rear is a large sunroom with views across the rear gardens and plenty of room to add an additional third bedroom. The kitchen has modern appliances and ample storage with simple care.

Both bedrooms are large in size and would easily fit King size bedroom suites and still plenty of room to walk around. The bathroom is large with a good size shower, water closet and ample room for storage of your linen.

A homely home with easy care-free living at its best in stunning surrounds.

Glenwood has become a popular destination for those seeking good buying on acreage land with space for the family to enjoy a lifestyle change, but within a short distance to the Fraser Coast and Gympie. With the current Gympie By-pass nearing completion it's only adding value to this great region we live in.

If you're ready to make that change this may well be the home for you! Call Tim on (0436 005 293) for your private inspection today.

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 ".