

**48 Red Hill Road, Gympie, Qld 4570**



**House For Sale**

Tuesday, 6 February 2024

48 Red Hill Road, Gympie, Qld 4570

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 688 m2**

**Type: House**



Steve Ricketts  
0419788733



Sonya Ricketts  
0447273744

## Offers Over \$515,000

Step inside and you will be charmed by this fully renovated 4-bedroom cottage in a very central location. With a new bathroom, new kitchen and freshly painted inside and out, all you need to do is unpack and start relaxing. At the back of the home, you will find a great entertaining space that leads to a 3-bay shed and carport with vehicle access from both sides of the property. In an elevated location with great views of the surrounding hills, close to the Mary Valley Rattler track, you can wave as the train goes by. This property is perfect for small families, downsizers or investors.

**Features:-**  
688m<sup>2</sup> flat easy maintenance block with views, located close to all town amenities - Fully renovated inside and out- Front porch with good views- Open plan kitchen, dining and living area with a ceiling fan and Mitsubishi air conditioner- Kitchen has loads of storage, good bench space a double sink, a dishwasher, a ceramic cooktop an electric oven and a large pantry - Bedrooms 1, 2 and 3 all have built-ins and ceiling fans- Bedroom/study 4 is air-conditioned- Bathroom has a shower, a vanity with great storage and a toilet - Laundry is a good size, and has a laundry tub, a bonus 2nd toilet and a door leading outside- The home has security screens on the windows - Tiled flooring in the living, dining, kitchen and down the hallway- Hallway has a skylight and leads to a sliding glass door to access the entertainment area- Outdoor covered entertaining area is partially enclosed, generous in size, has mountain views and accesses the backyard- 3-bay shed with roller doors and personal door, plus a carport to one side- Vehicle access down both sides of the home- Near new roof- Wall and ceiling insulation, keeps the home a comfortable temperature- 10-foot ceilings- Fully fenced- Veggie garden- Flood free location- Walking distance to schools and sporting fields

Located close to good schools, sporting fields, BMX track, Tenpin Bowling, shopping centres and one of Gympie's best pubs, you will find this fully renovated home ready to move straight into. If you have been considering downsizing or investing in a great location, then this solid home is worth a look. If this sounds like a place that you would like to invest in or call home, then we welcome you to call marketing agents Steve and Sonya Ricketts to arrange an inspection.

**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. Children who know how to conduct themselves in a respectful manner are most welcome, however, those who do not - along with their parents, will be respectfully asked to leave. Please note that under no circumstances, is anyone authorised to enter the property without the supervision of a Ray White representative.

**Information Disclaimer** Although Ray White Gympie has provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. Ray White Gympie urges all buyers to conduct their own independent research and consult their own professionals to conduct due diligence before purchasing.