

**6 Berrie St, Gympie, QLD, 4570**

**Professionals\***

**Sold House**

Thursday, 22 August 2024

6 Berrie St, Gympie, QLD, 4570

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Priced To Sell, So Be Quick!**

Priced to sell, this centrally located post war home is only an inspection away!

Within walking distance to the CBD, major schools, shopping, cafes and more, this flood free property gives you a tremendous chance to break into the market or add to your portfolio! There's no denying that the property does require some work, however it's ready to move straight into today which allows you to renovate as you please!

With side access there's more than enough room for a shed or pool of choice, while inside gives you the space and opportunity to make it your own! Featuring the following, inspections for this price point are highly recommended!

- 3-bedroom post war home on a fully fenced 640m<sup>2</sup> block
- 15-minute walk or 3-minute drive to the CBD, Gympie State High School, Aquatic Centre, Rattler and more
- Front main bedroom with ceiling fan, casement windows and hardwood floor
- Central 2nd bedroom with carpet, rear 3rd bedroom with small built-in and hardwood floor
- Front lounge room with ceiling fan, casement windows and direct access to side deck for outdoor entertaining
- Basic kitchen and dining room space with storage cupboards, pantry and near new electric stove/oven
- Main bathroom with vanity and bath, toilet and shower room at the rear of the home, along with a laundry area
- Single car accommodation underneath, along with extra potential car space under side deck
- Lockup storage space underneath, with a mixture of timber and steel stumps
- Smoke alarm compliance and electrical safety switch
- Excellent potential inside and out, zoned Residential Choice

There's work to be done here, but the opportunity that is presented to you must simply be explored! Ready for you immediately, this vacant and "priced to sell" property gives you the position and all the potential you need!

For more information or to book your private inspection, contact marketing agent Peter Olsson today on 0411 065 326!