

**71 Lawrence St, Gympie, QLD, 4570**

**CENTURY 21**

**Sold House**

Thursday, 22 August 2024

71 Lawrence St, Gympie, QLD, 4570

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **SOLD Prior to Hitting The Market!**

This tidy character cottage is a must to look at for the ideal first home or to add to your property portfolio. Set on a flood free 708m<sup>2</sup> allotment, this character cottage boasts all the features of old-world with renovations to modernise it for the long term family home or high yield rental property.

- Polished hardwood timber flooring throughout and external construction made up of a traditional painted timber weatherboard and rendered better brick for increased strength
- Original casement windows feature in this home and allow cross breezes to flow easily
- The kitchen is a beautiful space of hardwood benchtops and a deep ceramic square sink, coupled with a 900mm freestanding stylish glass cooktop and catering size electric oven with convenient serving window to the timber bar ledge just outside.
- The air conditioned lounge room is spacious, bright, airy and highset to take in the neighbourhood views, all the while offering lots of privacy and central to all the bedrooms
- The bedrooms are all of great size with an abundance of natural light and polished timber flooring enhancing the home's feel of warmth
- The main bathroom stands out with feature tiling and an open cube shower that just simply will impress with its style, integrated laundry option and ceramic square basin with hardwood benches finish this bathroom nicely
- Second bathroom is again a fully separate room with shower over bath and glass panel, toilet and single vanity.
- The backyard is huge, gently sloping from the rear boundary to the house, this is an opportunity to create your perfect outdoor living, with some pathways already in place and a level gravel entertaining area, this can become a beautiful landscaped environment.

Currently Vacant and ready to move in or this property will be a perfect investment option, if you are looking to enter the housing market, this is a property that you should not look past. Priced to sell and in excellent condition, get in contact today to inspect.