

Lot 2, 0 Coolgardie Crescent, Veteran, Qld 4570



Sold Residential Land

Friday, 1 September 2023

Lot 2, 0 Coolgardie Crescent, Veteran, Qld 4570

Area: 4019 m2

Type: Residential Land



John McEwan

\$315,000

Lot 2 Coolgardie Crescent is situated in a boutique rural residential estate (Coolgardie Estate), comprising of only 15 properties in total, most of which, now have, newly constructed upmarket homes completed by well-known and reputable, local builders. Lot 2 Coolgardie Crescent offers a blank canvas to build your dream home with self-sufficient, lifestyle living options, on the eastern side of the Gympie CBD. Situated in a cul-de-sac with curb and channelling, as well as street lighting, Lot 2 Coolgardie is set up to be, "The Place" to live! The allotment is just over one acre (4019m²), allowing room for a quality home to be built with sufficient space for a shed, pool, veggie garden, self-sustainable lifestyle options, and enough house yard to enjoy quality time with family, friends, and pets. Property features:

- Lot 2, 4,019m², SP 302652.
- Fenced on two sides.
- Slightly undulating land, mostly cleared, easy to build on.
- Situated in a 15-lot estate with quality-built homes, curb and channelling, street lighting, underground power, and phone connection.
- Developer covenant to protect neighbourhood aesthetics and appeal.
- The only rural-residential allotments on the eastern side of Gympie boasting fertile soils and above average rainfall.
- In prime position to capitalise on Gympie's future Highway Bypass to allow easy commuting, access, and travel.
- 5 minutes to Gympie CBD.
- 5 minutes to Mary Street.
- 3 minutes to Gympie State High School.
- 45 Minutes to Noosa.
- 40 minutes to Rainbow Beach.
- 90 Minutes to Hervey Bay.
- Quality schools, shopping centres, cafes, restaurants, modern sporting facilities, tourist attractions, trails, medical services, and Gympie hospital, are all accessible within minutes.
- A short drive to Coles, Woolworths, K-Mart, Big W, Bunnings, Mitre 10, and Harvey Norman.
- Less than 1 hour to Sunshine Coast Airport.
- Close to modern sporting facilities including golf, tennis, squash, Gympie Aquatic Centre, hydrotherapy pool, gyms, soccer, rugby, and AFL clubs.
- Only a few minutes from Gympie Hospital and easily accessible.

Lot 2 Coolgardie Crescent is in prime a position to capitalise on Gympie's future Highway Bypass to allow easy commuting and access for travel in all directions, quickly, meaning your future home will still be set for future market growth. This allotment offers one of only a few rural residential allotments, available with title, on the Eastern side of Gympie, boasting fertile soils and above average rainfall. Quality schools, shopping centres, cafes, restaurants, modern sporting facilities, tourist attractions, trails, medical services, and Gympie hospital are all only a few short minutes away. The land is located via Old Goomboorian Rd, and offers a lifestyle living option second to none, in a central location, only forty-five minutes to the world-renowned sunshine coast beaches and airport, Rainbow beach, and Tin can Bay! For more information, please contact marketing agent John McEwan on 0413 198 385 today!

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