



## 6 Simone Court, MONKLAND, QLD 4570

YES, YOU READ THAT RIGHT...

Starting price UNDER \$400,000!

With most of the hard yards done for one lucky buyer, this vacant home is just waiting for its new owner. Filled with character and charm typical of its time period, the property is conveniently located just five minutes to anywhere you need to be - from schools, cafes, medical precincts, shopping centres and more.

Be welcomed by the large front veranda which allows for the perfect sitting area for a morning coffee or afternoon brew, overlooking the neighbouring acreage properties. From here it's a seamless flow inside onto the wood floors throughout and high ceilings all add to the charm.

The home is currently configured with 3 bedrooms, one bathroom with the laundry incorporated, a lounge room and a kitchen / dining combo.

Set upon sturdy galvanised steel stumps, this Queenslander style property has plenty of space under the home for a variety of options; whether it be additional car accommodation with the ability to drive through, workshop or entertaining space just to

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**TYPE:** Sold

**INTERNET ID:** 22P1169

**SALE DETAILS**

**Offers over \$389,000**

**CONTACT DETAILS**

**Elders Real Estate Gympie**

153 Mary Street

Gympie, QLD

07 5482 6444

**Ian Partington**

0407 746 280

name a few. With an additional 2 carport spaces and room for a trailer at the front of the home, you can't go wrong with this one!

Looking for a little more privacy than you would normally get on a residential property then put this one on the list.

Rent appraised at \$430-\$450 per week.

#### WHAT WE LIKE:

- \* Large fenced 973m2 lot of land.
- \* 6kw Solar System.
- \* Big front veranda.
- \* Only a 5 minute drive from the heart of the CBD!
- \* Comfortable living with acreage views, so much potential!
- \* So much character & storage space!

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Yes, the land is affected by the Q100 flood line but the upstairs living space of the house was high and dry in the record February 2022 floods.

Quality homes in this price bracket are as rare as hens teeth, get in touch today! This home certainly won't last long!

Ian Partington on 0407 746 280 or Chynna Wuoti on 0419 97 0422.

Elders Real Estate Gympie is a multi-award winning office and have been servicing the Gympie region for over 17 years with a combined experience of 100 years in developing, buying and selling real estate in the region. Whether you are buying or selling, our experienced team will support and guide you through your property journey.

Contact us today to discover the Elders difference: 07 5482 6444 or [gympie@eldersrealestate.com.au](mailto:gympie@eldersrealestate.com.au)

Other features: Area Views, Close to Schools, Close to Shops, Close to Transport

- Land Area 963.00 square metres
- Building Area: 168.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport
- Floorboards





