



85 Trout Road, THE DAWN, QLD 4570

Private Acreage Lifestyle with Room to Grow – 85 Trout Road, The Dawn

Tucked away at the end of a peaceful cul-de-sac in the sought after acreage enclave of The Dawn, this immaculate 1.5 acre property offers space, serenity and a home that's ready to move straight into.

The solid, well designed home welcomes you with a spacious main living area and a unique split level bonus room â## currently used as an art studio, but equally perfect as a fourth bedroom (if you enclosed it), home office, reading room , TV room or hobby retreat.

There are three generous bedrooms, all with built ins, fans throughout the home and a light filled bathroom with a separate toilet.

The kitchen is open and functional, featuring a large pantry, island bench and views out to the sparkling 10m pool and entertaining area.

A second air-conditioned separate living space offers flexibility for families or guests, and the oversized laundry holds great potential to convert into a second bathroom if desired.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 22P1606

SALE DETAILS

\$945,000

CONTACT DETAILS

Elders Real Estate Gympie

153 Mary Street

Gympie, QLD

07 5482 6444

Helene Haack

0417 184 884

Outdoors, the entertaining deck overlooks the pool, complete with a pump house and a beautiful rural backdrop beyond. The property is spoilt with it's abundant water supply via the crystal clear bore, plumbed through the home and garden.

The block is fully usable and backs onto stunning open farmland â## keep an eye out for the historic Mary Valley Rattler as it chugs by in the distance!

Complete with a 4 car carport and plenty of room for kids, pets or a shed, this picturesque lifestyle property is the kind of rare find that doesn't come up often.

At a glance -

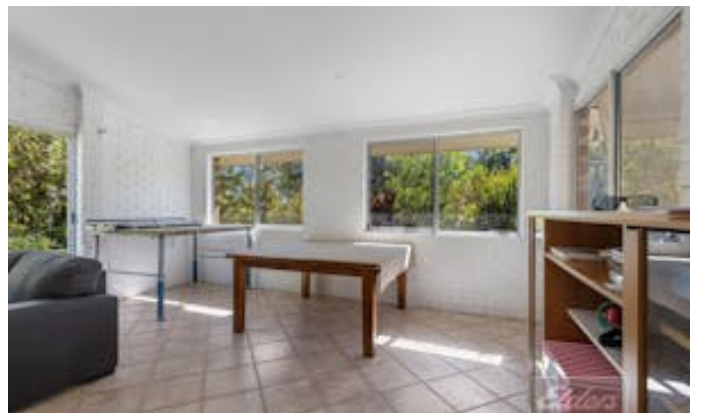
- * 3 Bedrooms
- * 1 Bathroom
- * 2 Living
- * 4 Car
- * Pool
- * 6004m2
- * Flat usable land
- * Minutes to town

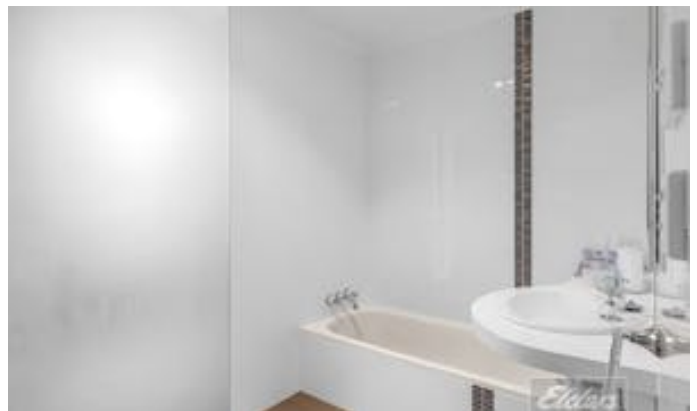
Located 4 mins to the local store and petrol station and State School at Jones Hill, 9 mins to Gympie Centro shopping centre, 56 mins to the Sunshine Coast airport and 1hr and 46mins to Brisbane airport.

Private, peaceful, and perfectly positioned â## contact Helene 0417 184 884 or Casey 0434 163 113 today to arrange your inspection.

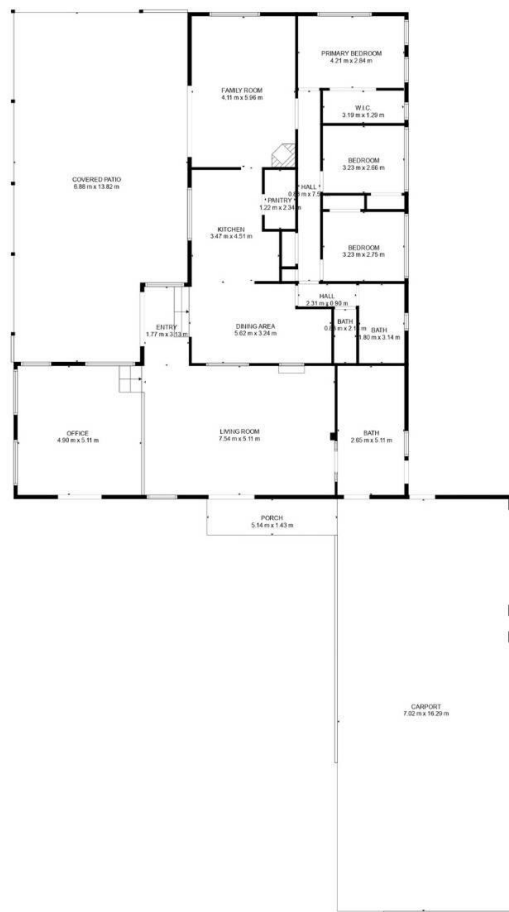
Other features: Carpeted, Close to Schools, Close to Shops

- Land Area 6,002.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 4 car carport









TOTAL: 187 m²
FLOOR 1: 187 m²
 EXCLUDED AREAS: COVERED PATIO: 89 m², PORCH: 7 m², CARPORT: 115 m²,
 HALF BATH: 14 m²
 WALLS: 11 m²

Elders