



## 116 Witham Road, THE DAWN, QLD 4570

**SELLERS CIRCUMSTANCES HAVE CHANGED - PROPERTY WILL BE SOLD!**

Located just 10 minutes from Gympie's city centre and only 5 minutes from local schools and shops, this private and secluded property offers the perfect blend of country living and convenience. Set on 12 picturesque acres, it's an ideal haven for families wanting space to grow, those dreaming of a self-sufficient lifestyle, or anyone seeking a peaceful rural escape.

Imagine raising your children surrounded by nature, with room for a couple of horses, sheep, goats or even a few cows. With ample water supply and space for vegetable gardens, this property is perfectly suited to a sustainable way of life. Adding a truly special touch, the historic steam train passes right by your back door every Saturday â## a charming piece of history and an absolute delight for the kids.

The home itself offers generous living with two separate living areas, wrap-around verandahs to enjoy the peaceful views, and established gardens with mature trees that provide wonderful privacy. While the gardens would benefit from a little TLC, they create a leafy, secluded backdrop that's hard to find.

For the hobbyist or tradesperson, there's a great shed complete with workshop, storage, and car accommodation â## everything you need for projects, vehicles, and equipment.

Opportunities like this don't come along often. With its unique character, space, and

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**TYPE:** For Sale

**INTERNET ID:** 22P1621

**SALE DETAILS**

**AUCTION**

**CONTACT DETAILS**

**Elders Real Estate Gympie**

153 Mary Street  
Gympie, QLD  
07 5482 6444

**Chris Johnson**  
0437 034 028

unbeatable location, this property will be sold.

Enquire today to secure your slice of Gympie's lifestyle living before it's gone

TO BE AUCTIONED SATURDAY 20TH SEPTEMBER @ 10AM

Call Chris Johnson on 0437 034 028 or Helene Haack 0417 184 884 for more information.

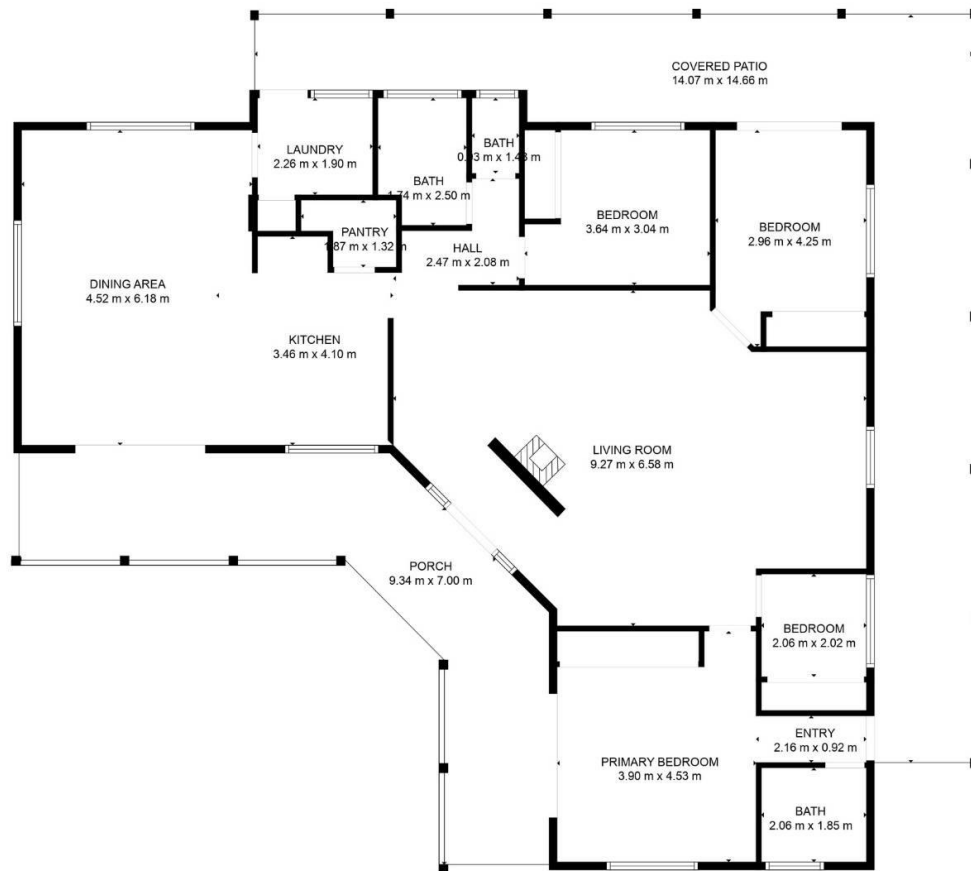
Other features: Carpeted, Close to Schools, Close to Shops

- Land Area 4.76 hectares
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Double carport
- Ensuite









**TOTAL: 160 m2**

FLOOR 1: 160 m2

EXCLUDED AREAS: PORCH: 31 m2, COVERED PATIO: 51 m2, WALLS: 10 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Elders