



## 2/2a Woodbine Street, GYMPIE, QLD 4570

### Well Positioned 2 Bed Unit!

Positioned in a small, well maintained complex, this spacious ground level unit offers the perfect blend of comfort, convenience and accessibility while being close to major services.

Featuring two generous bedrooms and a light filled, air-conditioned open plan living and dining area, the unit is complemented by high ceilings with exposed beams, creating an incredible sense of space and character throughout. The well appointed kitchen offers ample storage, generous bench space electric cooking and a dishwasher, making everyday living easy.

Fully security screened for added comfort and peace of mind, the property has been designed with accessibility in mind and includes ramp access to the private rear fenced yard, making it ideal for those with limited mobility. A secure front courtyard provides a private outdoor space to relax, while the remote single lock-up garage adds further practicality.

Location:

2 mins Gympie Hospital

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:** 22P1691

**SALE DETAILS**

**Offers over \$499,000**

**CONTACT DETAILS**

**Elders Real Estate Gympie**

153 Mary Street

Gympie, QLD

07 5482 6444

**Vikki Young**

0498 117 081

3 mins Cafe's and Restaurants

4 mins Goldfields Shopping Centre and CBD

Recently re-roofed for added peace of mind, the property also offers low body corporate fees and an easy care lifestyle, making it an excellent option for down sizers, first home buyers or savvy investors alike.

Call Ian Partington 0407 746280.

Established in 1839, Elders Real Estate Australia boasts a legacy spanning 187 years. With a rich history of excellence and a track record of success, we pride ourselves on our award-winning agency profile, which showcases over a century of combined experience in assisting our valued clients.

Our team is dedicated to delivering unparalleled service, leveraging our extensive knowledge and expertise to meet the unique needs of each individual we serve. Whether you're selling, buying, or investing in real estate, you can trust in our time tested tradition of professionalism, integrity, and results.

Other features: Close to Schools, Close to Shops, Close to Transport, Disabled Access

- Land Area 86.00 square metres
- Building Area: 80.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage



