



## 9 English Road, MALANDA, QLD 4885

### THE PERFECT FIRST HOME

Nestled in the highly sought after township of Malanda, this little cutie is the perfect first home.

Step inside to find a cosy lounge complete with air conditioning and a fireplace, perfect for year round comfort. The open plan design seamlessly connects the living, dining, and kitchen areas, with the kitchen featuring electric cooking, a dishwasher, and ample bench space. The bathroom has a shower and vanity with a separate toilet for convenience.

Outdoors, an undercover entertaining area provides a fantastic all weather space to relax or host guests. Established trees, home to the odd Tree Roo or two give privacy and add character. The land at the back is a nature reserved owned by the council, you can enjoy not having any rear neighbours. Energy efficiency is a standout feature, with a quality solar power system and battery setup in place, reducing your power bills.

Pet lovers will appreciate the large "catio" off the back verandah, an ideal retreat for your feline friend (will be removed if not needed). The fully powered 7m x 8m shed includes water access, two wide opening doors, and generous clearance, offering excellent space for vehicles, hobbies, or a workshop.

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:** 30P1648

#### SALE DETAILS

**OFFERS OVER**  
**\$450,000**

#### CONTACT DETAILS

##### Malanda

21 James Street, Malanda  
Malanda, QLD  
07 4096 5666

**Janine Rielly**  
0407 032 422

Key Features:

- 3 Bedrooms with built in robes and fans
- 1 Bathroom with separate toilet
- Versatile kitchen with large pantry and plenty of bench space
- Fireplace
- Air conditioned lounge
- Solar with battery set up
- Carport
- Large undercover entertaining on back verandah
- Catio for feline friends
- Large powered shed

Whether you're looking for a family home, investment property, or peaceful lifestyle retreat, this Malanda gem ticks all the boxes.

Call Exclusive Agent Janine today to arrange an inspection- 0407 032 422

Other features: Close to Schools, Close to Shops, Window Treatments

- Land Area 809.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport











FLOOR PLAN  
9 English Road, Malanda

