



## 101 Loder Street, ATHERTON, QLD 4883

### Modern Comfort Meets Country Charm

Perfectly positioned in Atherton, this modern 4-bedroom home offers easy living with the added bonus of a peaceful rural backdrop. Whether you're looking for your next family home, investment property, or a low-maintenance place to retire, this home ticks all the boxes.

Thoughtfully designed, the home features a well-planned open layout, with all living spaces privately positioned to take full advantage of the rural outlook. Vinyl plank flooring flows throughout the living areas, offering a warm country feel, paired with a timeless kitchen and bathroom fit-out.

Features of the home include:

- Air-conditioned open-plan living with plenty of windows to allow beautiful cross flow of breezes
- Modern kitchen with breakfast bar, walk-in pantry, dishwasher and gas cooktop
- 4 air-conditioned bedrooms - the master includes a walk-in robe and ensuite, while the three additional bedrooms all have built-in wardrobes

**TYPE:** For Sale

**INTERNET ID:** 30P1754

**SALE DETAILS**

**Offers Over \$700,000**

**CONTACT DETAILS**

**Malanda**

21 James Street, Malanda  
Malanda, QLD  
07 4096 5666

**Michelle Raso**

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- Stunning main bathroom with walk-in shower, bathtub, and separate toilet
- Internal laundry with storage
- Walk-in linen cupboard
- Window furnishings and security screens throughout
- Generous-sized patio, perfect for entertaining or relaxing while enjoying the rural views
- Double garage with remote access and rear yard access
- 802m<sup>2</sup> landscaped, retained and partially fenced.

Well built, well located, and well suited to a range of buyers, this low-maintenance property offers a exceptional opportunity in today's market. For more information or to arrange a private inspection, contact exclusive agent Michelle Raso.

Other features: Close to Schools, Close to Shops

- Land Area 803.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite





