



## 176 Arborthree Road, GLENWOOD, QLD 4570

### TRANQUIL GLENWOOD HIDEAWAY WITH SPACE AND PRIVACY

Set on a generous 5,000 m<sup>2</sup> private block, 176 Arborthree Road, Glenwood offers the perfect blend of tranquil rural living and modern convenience. Surrounded by well-maintained gardens, the quaint, council-approved one-bedroom home is positioned toward the rear of the property, providing exceptional privacy and a serene outlook.

The elevated residence features a concrete front patio with a fly-over roof, creating a welcoming outdoor space to relax and enjoy the natural surroundings. Inside, the home boasts a light-filled, modern design with LED lighting throughout, and an open-plan kitchen, dining, and living area.

The kitchen is well-equipped with an oven, electric cooktop, and ample cupboard space, ideal for everyday living. The living area includes built-in storage cupboards and air conditioning, ensuring both comfort and practicality. The bathroom incorporates a designated laundry area, maximizing functionality without compromising space.

The bedroom offers year-round comfort with air conditioning and built-in wardrobes.

A standout feature of this property is the impressive powered 12m x 9m barn-style

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:** 72P16893

**SALE DETAILS**

**\$620,000**

**CONTACT DETAILS**

**Curra Country**

Shop 1 Birdwood Drive  
Gunalda, QLD  
07 5484 6755

**Tim Broadbent**

0436 005 293

shed, complete with insulation, ceiling fans, kitchenette, storage rooms, gas hot water system, and double roller door access at the front and rear. A cleared gravel driveway enhances its versatility, making it perfect for vehicles, workshops, or additional living and entertaining potential.

Water security is exceptional, with three 5,000-gallon water tanks on the property. The lower two tanks are connected via a pipe running up to the house and feature a valve system that allows water to be switched between the upper tank or the lower tanks as required, providing flexibility, reliability, and peace of mind.

Conveniently located, the property is approximately 30 minutes to Gympie, 45 minutes to Maryborough, just over an hour to Rainbow Beach, and around 2.5 hours to Brisbane.

The property is currently tenanted until late March, making it an appealing option for investors while also offering future owner-occupiers the opportunity to plan ahead.

Don't miss out on this fantastic opportunity to secure a private, well-maintained acreage property call Tim (0436 005 293) or Stella (0481 793 300) today!

N.B. Please do not enter any property without an agent present. All inspections by appointment only. Please phone or email Agent to arrange a viewing time.

#### DISCLAIMER:

" Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".

- Land Area 5,000.00 square metres
- Building Area: 97.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 4









