



## 1 School Street, KILKIVAN, QLD 4600

### VERSATILE FAMILY HOME IN THE HEART OF KILKIVAN

Located in the welcoming township of Kilkivan, 1 School Street is a beautifully cared-for pre-war low-set home set on an expansive 4,047m<sup>2</sup> block. Combining timeless country charm with modern comforts, the property is surrounded by private, lush gardens and features an abundant selection of fruit and vegetables perfect for avid gardeners.

The home offers inviting wrap-around verandas with ramp access for ease of entry, a sunny front veranda ideal for morning coffee, and a spacious sunroom that captures the beauty of the outdoors.

Inside, a formal living area provides a warm and relaxing space for family gatherings. The main bedroom features a cozy reading nook and built-in robe, while the second bedroom, accessed via the main bedroom, is perfect for a nursery or home office. The third bedroom includes a basin and private outdoor access.

The main bathroom is generously proportioned, complete with a large bath and beautiful stained glass windows. Comfort is guaranteed throughout the home with ceiling fans and air-conditioning, while the classic country kitchen boasts ample bench space, original hardwood cabinetry, and a dining area that flows seamlessly into the

**TYPE:** For Sale

**INTERNET ID:** 72P16898

#### SALE DETAILS

**offers over \$895,000**

#### CONTACT DETAILS

**Curra Country**  
Shop 1 Birdwood Drive  
Gunalda, QLD  
07 5484 6755

**Tim Broadbent**  
0436 005 293

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living spaces.

Sustainability and efficiency are a highlight of the property, with an impressive 13kW solar system reducing energy costs while complementing the home's country lifestyle.

The property's outdoor offerings are equally impressive, with paved gardens perfect for entertaining, a paved back area, chicken pen, greenhouse, quaint garden bridge, garden shed, outdoor laundry, and two-car undercover parking-all fully fenced to ensure privacy.

Adding to the home's versatility is a separate living quarters/granny flat featuring open-plan living, dining, and kitchen, two bedrooms, a full bathroom with shower and vanity, ceiling fans, air-conditioning, and its own outdoor entertaining area-ideal for guests, older children, or potential rental income.

Kilkivan provides everything you need for daily living, including a general store, pharmacy, butcher, café, pub, and other essentials. The town is conveniently located just 40 minutes from Gympie, 1.5 hours from the Sunshine Coast, and a little over 2.5 hours from Brisbane, making it the perfect balance of country charm and accessibility.

1 School Street offers more than just a home-it presents a lifestyle. With its combination of character-filled interiors, functional living spaces, and expansive gardens, this property is a rare opportunity to enjoy country living in the heart of Kilkivan.

Embrace the freedom and possibilities this home provides. To arrange a viewing or for further information, reach out to Tim (0436 005 293) or Stella (0481 793 300).

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:

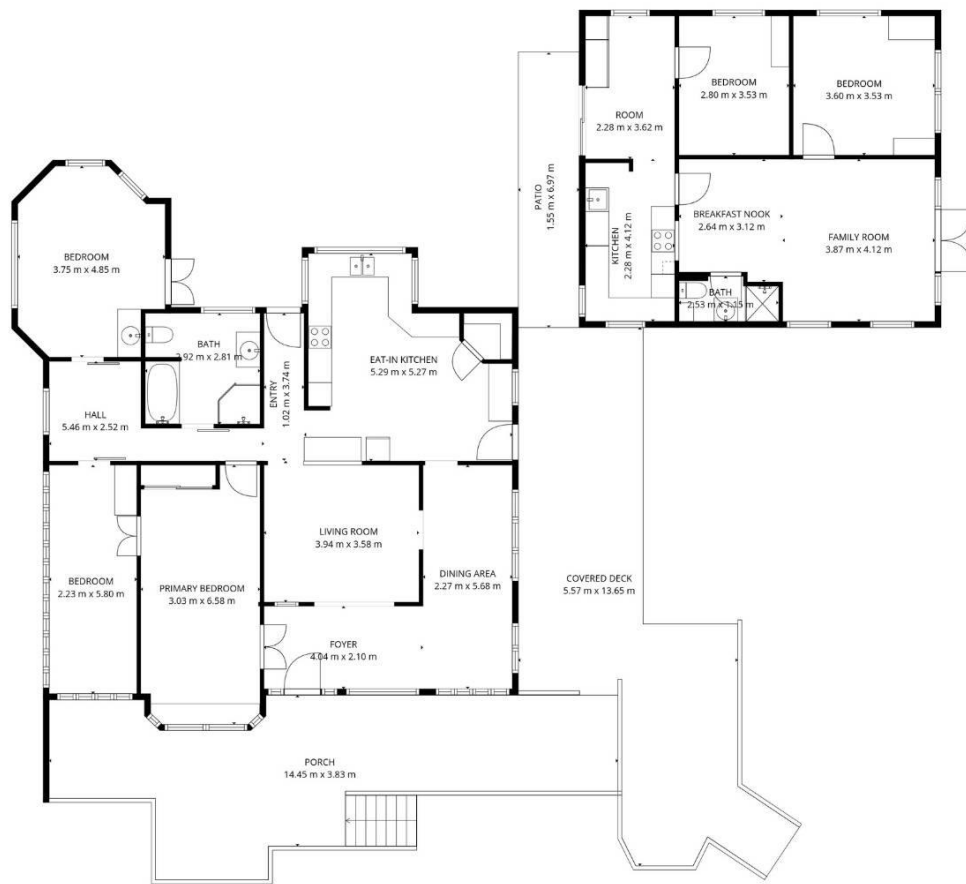
" Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".

- Land Area 4,047.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double carport
- Floorboards









**TOTAL: 201 m2**

1st floor: 201 m2

EXCLUDED AREAS: PORCH: 44 m2, COVERED DECK: 48 m2, PATIO: 11 m2, WALLS: 14 m2

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

Elders

Curra  
Country