



## 10 Valley Grove, GUNALDA, QLD 4570

### COMFORT, SPACE & CONVENIENCE IN ONE HOME

Nestled on 1665sqm in the heart of Gunalda, this neat and tidy low-set home offers comfortable family living with modern touches and excellent functionality. This property is perfect for families seeking space, convenience, and a sense of community.

Step inside to a bright, open-plan living, dining, and kitchen area. The carpeted lounge room is spacious enough for a large lounge set, complete with air-conditioning and ceiling fans for year-round comfort. The adjoining kitchen and dining space is perfect for family gatherings and meal preparation, featuring ample bench and cupboard space, with room to add a dishwasher. A sliding door from the lounge/dining area opens to a covered alfresco, creating a seamless indoor/outdoor living experience.

The kitchen also provides direct access to a spacious laundry area, which leads out to the backyard. The outdoor entertaining space is concreted and shaded with a pergola, ideal for BBQs or relaxing throughout the year.

Practical additions include 2 x 5,000-gallon water tanks, a fully fenced backyard with high fencing and side gate access, providing a safe space for kids and pets to play. The backyard is thoughtfully cleared to allow plenty of room for activities. A bio-cycle septic system and a garden shed add further convenience.

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:** 72P16905

#### SALE DETAILS

**\$675,000**

#### CONTACT DETAILS

**Curra Country**

Shop 1 Birdwood Drive  
Gunalda, QLD  
07 5484 6755

**Tim Broadbent**

0436 005 293

Up the hallway, the master bedroom impresses with a generous walk-in robe and private ensuite. All three additional bedrooms are well-sized, with built-in robes, ceiling fans, and thoughtfully positioned windows that enhance natural light.

The main bathroom features a separate bath perfect for small children or relaxing and a separate toilet for everyday convenience. A huge linen cupboard in the hallway offers ample storage for the whole family.

Additional features include a 5kW solar system, making this home energy-efficient and economical to run.

Located in Gunalda, residents enjoy the charm of a friendly township with a grocer, bakery, post office, pub, primary school, and park. Surrounded by natural bushland and open spaces, the area is home to native wildlife, with kangaroos and wallabies often spotted grazing nearby and a variety of beautiful local birdlife adding to the peaceful atmosphere. It's a tranquil setting that truly embraces the best of country living.

The area is ideally positioned just 25 minutes to Gympie, 45 minutes to Maryborough, just over an hour to Rainbow Beach, and a little over 2 hours to Brisbane.

10 Valley Grove is more than a home it's a lifestyle. With space, convenience, natural beauty, and a welcoming community at your doorstep, this property is ready for your family to move in and make it their own.

If you think this is the one for you call Tim (0436 005 293) or Stella (0481 793 300) today to arrange your inspection.

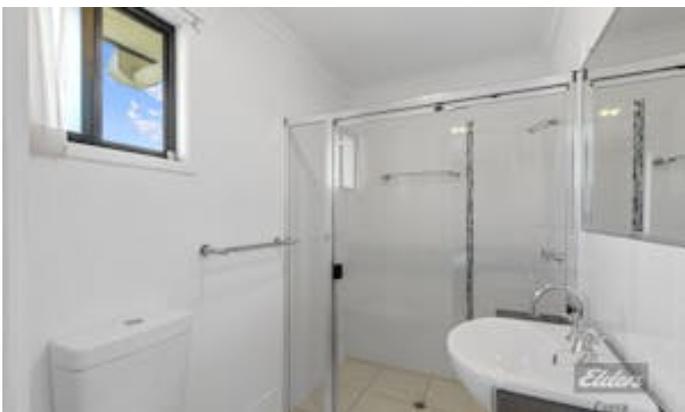
N.B. Please do not enter any property without an agent present. All inspections by appointment only. Please phone or email Agent to arrange a viewing time.

#### DISCLAIMER:

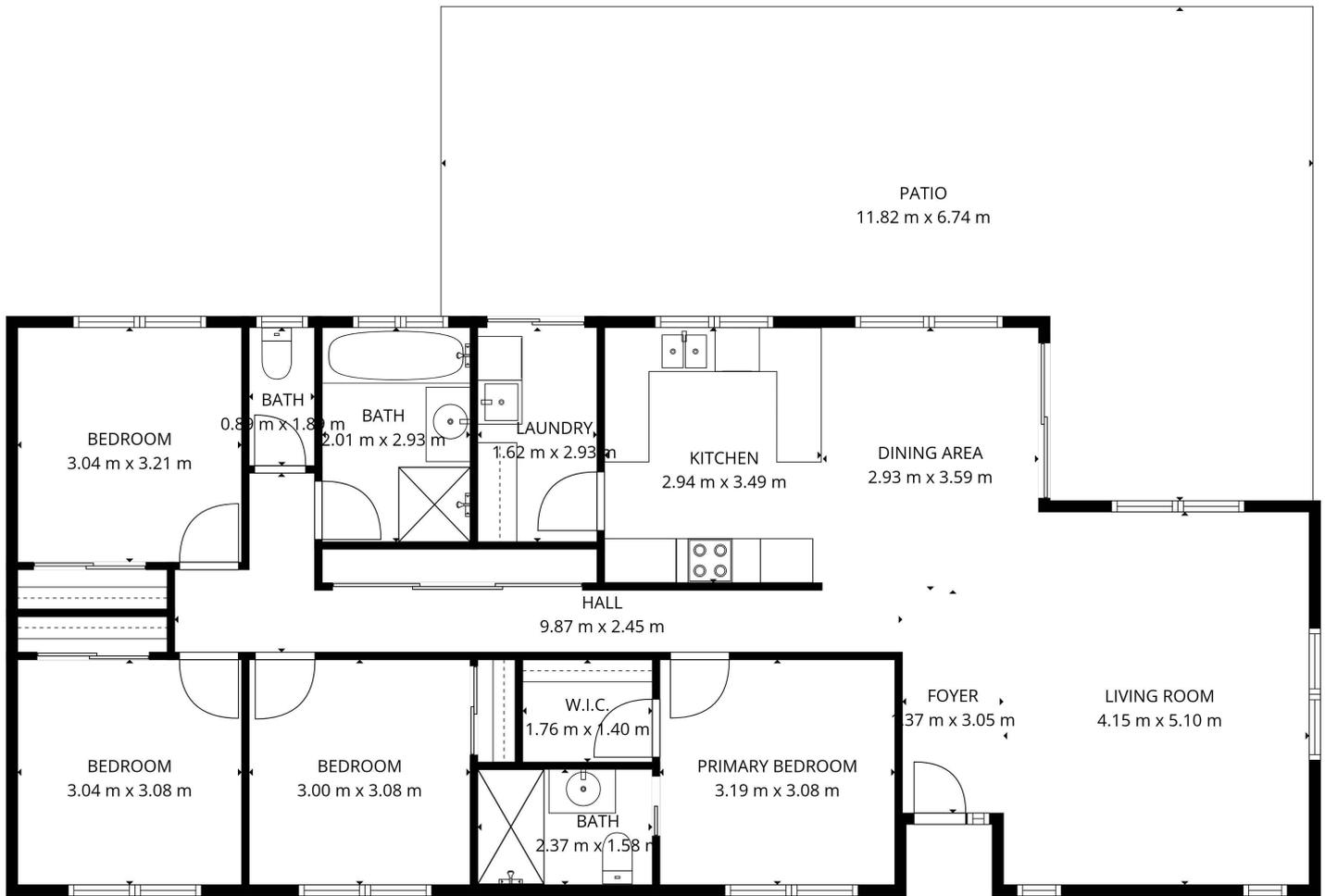
" Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".

Other features: Close to Schools, Close to Shops

- Land Area 1,665.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Ensuite







**TOTAL: 123 m<sup>2</sup>**  
1st floor: 123 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 59 m<sup>2</sup>, WALLS: 8 m<sup>2</sup>

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