



## 1 Avil Court, GATTON, QLD 4343

### A Home to Love, A Garden to Treasure

After 19 years of lovingly caring for this home and its beautiful gardens, it's time for the owners to hand over the gardening gloves and put their feet up!

Set on a generous 1,443sqm block in the ever-growing township of Gatton, this sprawling country-style home offers comfort, space and charm at every turn. A picturesque garden path leads you through an arbour framed by manicured lawns and established greenery, welcoming you onto the verandah - the perfect place to sit, relax and take in the peaceful surrounds.

Step inside to a light-filled open plan lounge, kitchen and dining area designed for easy living and entertaining. The well-appointed kitchen features an island bench and quality Miele appliances, making it ideal for preparing meals while staying connected with family and guests. Just off the kitchen is a generous-sized outdoor entertaining area, creating the perfect space for hosting family gatherings, weekend barbecues or simply enjoying the garden outlook. A cosy fireplace in the lounge and ducted air conditioning throughout ensure year-round comfort.

The hallway leads past three bedrooms, with one currently set up as a second living space for added flexibility. The centrally located family bathroom includes a bath and

**TYPE:** For Sale

**INTERNET ID:** 97P1956

**SALE DETAILS**

**Offers Over \$885,000**

**CONTACT DETAILS**

**Elders Real Estate - Laidley**

101 Patrick Street

Laidley, QLD

07 5465 1800

**Angela North**

0427 578 393

separate shower, with direct access to the spacious laundry. Further along, step up to the large fourth bedroom to your left and to the right is the expansive master suite, complete with a charming bay window overlooking the gardens, generous built-in robes, and a spacious ensuite featuring a large shower and linen cupboard. Recent updates add further appeal, including new fans in all bedrooms, security screens throughout, a new roof and approx. 7kW new solar panels.

Outdoors, the property continues to impress with a massive powered shed (approx. 8.5m x 7.5m x 2.7m) complete with workshop setup, a 5000gal rainwater tank feeding off shed, plus a 5,000ltr and 1,000ltr tank - ideal for keeping the gardens thriving. There's also an extra carport, perfect for a caravan or boat. The private backyard is fully fenced with 6ft fencing and shaded by established trees, creating a safe and inviting space for children and pets to play and explore.

Conveniently located within walking distance to Gatton Golf Club and Lockyer District High School, and just a short drive to Gatton's busy shopping precinct, this property offers the perfect blend of lifestyle, space and convenience.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 1,443.00 square metre
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 5
- Ensuite















FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

1 Avil Court, Gatton