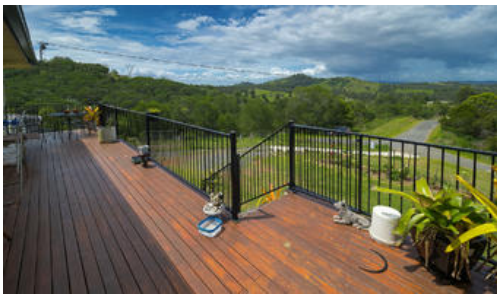


Sold



31 Eden Road, Kandanga



## MAKE YOUR OFFER - IT'S GOT TO GO!

31 Eden Rd is at the very end of a cul-de-sac. A quiet spot with a great view! The block is a wedge shape, with a cottage sited towards the front, to take in the northerly vista.

The 5 acre (2 ha) block is currently home to an array of animals, and two people who live in the cottage. The cottage has a Colorbond exterior and a great front and rear deck. The front deck gives you a 180 degree view of the picturesque Kandanga countryside.

You enter direct to a lounge room, with a tiled floor, that is separated from the combined kitchen/dining room. The kitchen has plenty of cupboard space, a freestanding gas stove and has direct access to the rear deck.

A central hallway gives access to three bedrooms and one bathroom.

Most rooms in the cottage have decorative cornices, the mark of a comfortable, older-style home!

There is a 3 bay shed, away from the cottage, for vehicles and storage, and tanks catching the water from both the cottage and the shed.

While it has privacy because of the cul-de-sac location, it is well positioned, close to all amenities. The property is mid-way between two Mary Valley villages, with Kandanga just a few minutes away and Amamoor 5 km up the road. A drive to Gympie will take 20 minutes and you can be on the new freeway in less than 10, on your way to anywhere.

Inspections of the cottage and old McDonald's farm, at 31 Eden Rd Kandanga,

3 1 2

<b>Price</b>	SOLD for \$310,000
<b>Property Type</b>	Residential
<b>Property ID</b>	166
<b>Land Area</b>	20,000 m2

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It's a great spot at an affordable price. A rear find in the beautiful Mary Valley!