

Sold



## 22 George Street, Brooloo



### MODERN BROOLOO COTTAGE WITH A BONUS!

The Colorbond-clad cottage at 22 George St sits in an elevated position on the roomy 3,120 square metre lot. A perfect size, not too big and not too small.

However, here's the bonus:

The block has an approved subdivision to divide into two lots leaving the cottage on a 1,500m<sup>2</sup> lot and a vacant 1,620m<sup>2</sup> lot.

An easy access ramp delivers you to the wide, covered, north-facing deck. This is an inside/outside cottage where the living area is almost equally divided between the indoors and the outdoors. When you are inside, the living area has cathedral ceilings and timber look vinyl floorcoverings. The well-appointed kitchen has a freestanding stainless steel, 5-burner, gas stove and matching rangehood. The kitchen pantry cupboard matches the display cupboard in the living room and there is a handy breakfast bar separating kitchen from living. However, whether you're in the kitchen, the living room or out on the deck, the outlook is the same. A peaceful country scene!

There are two bedrooms. The main bedroom has a very large walk-in-robe and the second bedroom has a built-in-robe. The bathroom also includes the laundry. The grounds are well presented and there is plenty of room under the cottage for vehicle parking, workshop and storage.

Brooloo is just 5 minutes from Imbil, and 22 George St is towards the end of a no-through-road. It's half an hour from Gympie and has easy access to the new freeway ... on your way to anywhere.

Inspections of this modern Brooloo cottage can be arranged by contacting the

2 1 2 3,120 m<sup>2</sup>

<b>Price</b>	SOLD for \$375,000
<b>Property Type</b>	Residential
<b>Property ID</b>	247
<b>Land Area</b>	3,120 m <sup>2</sup>

#### Agent Details

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#### Office Details

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**RJR Property**

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22 George St Brooloo - a modern cottage with a bonus!