

Sold



45 Sutton Street, Brooloo



## ELEVATED QUEENSLANDER!

Sitting proudly at the front of this quarter-acre block, this pretty Queenslander home has been neatly maintained inside and out.

The front stairs lead you into a large separate entrance with feature timber walls and a bank of louvre windows. This area is large enough to double as a sitting or reading space as it provides great light.

Stepping through to the lounge room the home shows off its high ceilings, VJ walls and ceilings, and polished timber floors. However, the real feature in this room is the stunning sitting space and casement windows at the front.

This section of the home is open planned through to the dining room and has doors opening onto the rear deck to really take in the sunshine.

The kitchen is a cozy space with electric hotplates, wall oven and dishwasher, ample cupboards and timber benchtops.

There are three good sized bedrooms – one off the living room, the second off the dining room, and the master with air conditioning has its own walk-in robe or dressing room.

There are two full sized bathrooms – the first, beautifully renovated with a walk-in shower and modern vanity located next to the master bedroom, and the second off the dining room.

Downstairs is completely set up for entertainment and will really impress your family and friends. A built-in barbecue and sink, matching bar to serve the perfect drinks, and a covered sitting area utilizing the deck above.

Add to this a full-sized laundry with built in storage, plus a games room or gym space with tiled floor, storage and air conditioning.

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**Price** SOLD for \$695,000

**Property Type** Residential

**Property ID** 964

**Land Area** 1,012 m<sup>2</sup>

**Floor Area** 290 m<sup>2</sup>

### Agent Details

### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



**RJR Property**

This property has ample car accommodation with a single carport at the front of the home, double garage and large workshop space. The yard is fully fenced and neatly landscaped and allows for vehicle access into the backyard. There is a solar power system and ample tank water storage.

45 Sutton Street is a quarter acre block (1,012m<sup>2</sup>) in the hamlet of Brooloo, 5 minutes from the Imbil village CBD. It is half an hour from Gympie, 40 minutes from the coast at Noosa and about 15 minutes to the freeway.

To find out more about this home or arrange your personal inspection, contact Darren Newton from RJR Property on 0419 725 182.

A Queenslander on a quarter block ... it's a lifestyle choice!