

Under Contract



47 Sutton Street, Brooloo



## OWNER RELOCATING - COMMITTED ELSEWHERE

Great Location! 47 Sutton Street Brooloo is only 5 minutes from the village services in Imbil, 20 minutes to Lake Borumba, less than half an hour from the regional centre of Gympie, and 40 minutes from the coast at Noosa.

This home has been well loved by the current occupants and now presents a great opportunity for the next family to enjoy.

Inside, the split-level home features an open planned kitchen and dining area with sliding door access from the front yard, timber look flooring, good light and a slow combustion heater in the middle. The kitchen, with room for a central island bench, has good cupboard storage, electric cooking facilities and looks out to the backyard.

The lounge room is located up a few stairs in the centre of the home with RC/AC and sliding doors to a landing and stairs leading down to the backyard.

There are three good-sized bedrooms, two with built in robes, plus a smaller room ideal for a home office or study, and the bathroom with separate toilet and full-sized laundry run off the other side of the hallway.

Outside, the 1,012m<sup>2</sup> block has been landscaped with easy care grounds & gardens and the neatly mowed lawns provide ample room for the kids to play. The existing raised garden beds are perfect for your herbs and vegetables and there is great shade from the mature trees.

There is a good-sized bird aviary, large chook yard, garden shed for your tools, and the block is fenced to ensure the family pets are safe.

 4  1  5  1,012 m<sup>2</sup>

**Price** UNDER CONTRACT

**Property Type** Residential

**Property ID** 967

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

**Floor Area** 289 m<sup>2</sup>

### Agent Details

Leanne Vincent - 0401 291 161

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### Office Details

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**RJR Property**

Car accommodation has been well taken care of with a single carport beside the house, plus a separate 9m x 6m shed and 2 carports at the rear of the block. The home has a 5 kw solar system and a bore provides the water needs, both inside and out.

To find out more about this home, or arrange your personal inspection, contact Leanne Vincent from RJR Property on 0401 291 161.

A great opportunity in Brooloo ... it's a lifestyle choice!