







STYLISH, LOW-MAINTENANCE LIVING IN A CONVENIENT GYMPIE LOCATION

3 2 1

Price	$689,000
Property Type	Residential
Property ID	1073

AGENT DETAILS

Pete and Keryn Angle - 0438 864 158

OFFICE DETAILS

One Agency Gympie
0438 864 158

Perfectly positioned in a peaceful street just minutes from Gympie CBD, this beautifully presented, lowset duplex offers an appealing combination of modern comfort, quality finishes and easy-care living. Freshly painted throughout and new carpets, 1/13 David Street is ready to move straight in and enjoy.

Step inside to discover a light-filled, open-plan design featuring stylish tiled flooring throughout the living areas, complemented by air-conditioning and a practical layout that makes everyday living effortless.

The well-appointed kitchen has been thoughtfully designed to maximise space and functionality, offering ample cupboard and bench space, a breakfast bar, electric cooktop, oven, rangehood and a dedicated fridge cavity.

Accommodation is well catered for with three bedrooms, including a spacious master suite complete with a walk-in robe and private ensuite. The remaining two bedrooms feature built-in wardrobes, while the main bathroom offers both a shower and full-sized bath, with a separate toilet for added convenience.

The single lock-up garage provides secure parking, an electric roller door and direct internal access, while cleverly incorporating the internal

laundry.

Outside, enjoy your own private undercover patio, tucked away beside the home and overlooking the established gardens and fully fenced backyard. It's the perfect spot to enjoy your morning coffee or unwind with a good book.

With a flood-free position, established low-maintenance gardens and a convenient location close to schools, shopping, parks and sporting facilities, this property presents an excellent opportunity for first-home buyers, downsizers, investors or anyone seeking an easy-care lifestyle.

Property Features:

- Immaculately presented, lowset three-bedroom duplex
- Freshly painted throughout
- New carpets
- Light-filled open-plan kitchen, living and dining area
- Modern kitchen with ample cupboard and bench space
- Breakfast bar, electric cooktop, oven and rangehood
- New Meridia air-conditioning split system to the main living area
- Master bedroom with walk-in robe and private ensuite
- Built-in wardrobes to the remaining two bedrooms
- Main bathroom with shower, full-sized bath and vanity
- Separate toilet to main bathroom
- Ceiling fans and carpet to all bedrooms
- Stylish, easy-care tiled flooring throughout living areas
- Single lock-up garage with electric roller door and internal access
- Internal laundry conveniently located within the garage
- Private undercover patio overlooking the gardens
- Fully fenced backyard with established, low-maintenance lawns and gardens
- Tiered garden beds incorporated into retaining wall
- Town water and sewerage connected
- Flood-free location

Conveniently Located:

- Approximately 3km to Gympie CBD, offering supermarkets, gyms, post office, pharmacy, medical and dental services, takeaway options, restaurants and the aquatic centre
- Approximately 913m to Gympie West State School
- Approximately 1.5km to James Nash State High School
- Approximately 2.9km to Gympie Sports Club and The Pines Golf Club

Offering comfortable, low-maintenance living in a convenient and sought-after location, this is an opportunity not to be missed!

Although ONE Agency Gympie has provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. ONE Agency Gympie urge all buyers to conduct their own independent research and consult their own professionals to conduct due diligence before purchasing.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.