

Sold



34 Atkinson Rd, Araluen



## HOUSE, STUDIO APARTMENT AND SHEDS GALORE!

House, Apartment and Sheds Galore! Approximately 5 minutes from the CBD is this 4 bedroom split block home on a fully fenced 5 acre block. With two sheds, one containing a live in studio apartment, dam and fencing this property has all the options. All it needs is a freshen up and a bit of love.

The home has an open plan living area with wood burner, split system air conditioner and a fan leading to the front verandah.

Kitchen has an electric appliances, pantry and a dining area leading to the covered back veranda.

There is a fully closed sunroom area at the rear of the home

The bathroom has shower and bath with a separate toilet.

Four bedrooms have split system air conditioners and fans

Downstairs has the laundry with 2 ramps for front and side access.

6.5KW solar system.

The home has 2 x 5000 gallon cement tanks for the house.

The huge shed has power, concrete floors and a wood burner to keep it toasty in the winter.

Just off the shed is a fully contained studio apartment with a kitchenette, bathroom and its own 5000 gallon water tank.

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**Price** SOLD for \$700,000

**Property Type** Residential

**Property ID** 500

**Land Area** 2.18 ha

### AGENT DETAILS

Pete Angle - 0438 864 158

Keryn Angle - 0434 379 533

### OFFICE DETAILS

One Agency Gympie

0438 864 158

**ONE AGENCY**  
GYMPIE

There is an additional shed at the rear of the property with power and concrete floor.

There are 2 dams on the block the larger having an electric pump that leads to taps throughout the property.

Chook pens.

This block has the potential to be split Subject to Council Approval and has rear access from Rynoela Road.

***Don't miss out on the chance to become part of the fantastic and close-knit community. Get in touch and arrange an inspection with Pete today!***

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.*