

Sold



11 Old Gympie Rd, Yandina



## MOTIVATED VENDORS large renovated home with Development Approval to reconfigure from 1 into 2 blocks

Introducing to the market 11 Old Gympie Road, Yandina a renovated four bedroom home with development approval (to change from one block into two whilst keeping the existing house) The newly renovated single level home sits on a large 882m<sup>2</sup> block zoned medium density. The vendors are motivated to sell, so they can move on to another opportunity. With the subdivision ready to go, you have many options! Move into the lovely home, or rent it out, while you build your additional investment out the back, or even just develop the extra block and sell it on as land only. Alternatively, if you are seeking a leafy Yandina lifestyle, close to all amenities, move into the newly renovated home and enjoy a nice big block with a huge shed.

Tucked away behind a 6"foot timber fence and set back from the road is a solid single level home consisting of four built-in bedrooms with fans, one bathroom with separate toilet and large air-conditioned open-plan living area which flows out to the outdoor under- covered entertainment area. Crime safe screens throughout and easy care vinyl timber flooring and carpet in the bedrooms. The kitchen is well thought out with breakfast bar, dishwasher, ceramic cook-top, electric wall oven & servery to the outdoor entertaining area. The kitchen also boasts a brand new under bench front load washing machine, that fits seamlessly into the kitchen for convenience. To the side of the home is a large 11 metre x 7 metre x 4 metre high hardwood frame shed big

🛏 4 🏠 1 🚗 4 📏 882 m<sup>2</sup>

**Price** SOLD for \$820,000  
**Property Type** Residential  
**Property ID** 1536  
**Land Area** 882 m<sup>2</sup>  
**Floor Area** 117 m<sup>2</sup>

### Agent Details

Kate Henderson-Burton - 0458 060 757

### Office Details

Yandina Realty  
2 Stevens St Yandina QLD 4561  
Australia  
07 5446 7699

**YANDINA**  
Realty 

enough to accommodate 4 cars or a caravan, boat or other toys. Plenty of room out the back to build your 2nd dwelling of 60sqm perfect for Granddad and Grandma or the older child that's returned home. Ample visitor parking out the front with a huge road frontage back from the old Cobb & Co days. This charming family home offers the perfect combination of position, affordability and income based investment for the future. Yandina is located smack bang in the middle of the Sunshine Coast with easy access to the Bruce Highway. Half an hour to Gympie in the north & just over an one hour to Brisbane in the south and 20 minutes to Coolum Beach.

### **Features to remember-**

Development approval to subdivide from 1 block into 2, Alternatively plenty of room to erect your 2nd dwelling of 60sqm

Newly renovated 4 built-in bedrooms, 1 bathroom + separate toilet

Fully fenced 882m2 zoned medium density

11 metre x 7 metre x 4 metre high hardwood framed shed

Hardwood framed home, hardy plank exterior and colorbond roof

Easy care vinyl timber flooring throughout with carpet in bedrooms

Breakfast bar, servery, dishwasher, ceramic cook-top, wall oven & huge corner pantry and under bench washing machine included

Large under-covered outdoor entertaining

North facing, Easy walk to town, Yandina State School, Railway, buses & easy access to Bruce Highway and all the gems the Sunshine Coast has to offer

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.