

SOLD



## 339 Tully Mission Beach Rd, Merryburn



### The Low Maintenance Lifestyle on 3.5 Acres !

- \* Low set home, check out that kitchen !
- \* Separate partly fenced paddock for your horse or fruit orchard
- \* Fully air-conditioned and tiled throughout
- \* Room for a separate shed and pool if this is a must !

Just opposite the turnoff to Merryburn Drive, is this new small acreage listing that will appeal to buyers on a budget who don't want to compromise on all the creature comforts !

It's time for the seller to down size after enjoying this magic spot for almost 20 years, here's what you'll find on inspection:

- \* 1.449ha in total (3.6225 acres). Vegetation/seasonal creek occupying approx. half of the block will save you on lawn mowing!
- \* Separate partly fenced paddock beside the house would be ideal if you have a horse or need more space for the small hobby farmer in you!
- \* Well kept home constructed of concrete block
- \* Fully air-conditioned, screened with tiled flooring throughout
- \* The kitchen was only installed approximately 2 years ago - A modern centerpiece with stone bench tops, plenty of storage space, dishwasher, wall oven and electric cook tops. Loads of room for the largest of fridges plus there's a walk in pantry just before you walk down the hallway!
- \* Open plan lounge and dining area - Lots of windows and doors provide great natural light
- \* Laundry is massive - Bedroom size !
- \* All 3 bedrooms have built in cupboards
- \* The master bedroom is the largest and has another room added currently used as a walk in robe but a great space to add an ensuite and have a walk through robe/ensuite

🛏 3 🚿 1 🚗 2 📏 3.63 ac

**Price** SOLD for \$389,000  
**Property Type** Residential  
**Property ID** 2356  
**Land Area** 3.63 ac

### Agent Details

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### Office Details

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- \* Covered concreted patio all around on 3 sides of the house
- \* Garden shed for storage (Room to add your boat, caravan shed or pool)
- \* Single lock up garage with remote access plus a separate carport attached to the side of the house
- \* NBN Connected
- \* Town water, septic, council rates currently \$1450/6 months
- \* Only 5 minutes to all the town conveniences of Tully and approx. 15 minutes to the beautiful shores of Mission Beach

Marketed Exclusively by Tania @ Tropical Property - Inspections welcome by appointment !

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