



**PRICE GUIDE:** \$391,000.00

Area: 607 m2

## Highset family home in tranquil setting

Peacefully positioned in a very tightly held pocket of Mount Louisa, with a bushland corridor as your back neighbour, the highset home has been held by the same family for over 30 years.

Featuring a high set three bedroom design, with polished timber floors, the home boasts a near new bathroom, functional kitchen, generous sized lounge room and separate dining area.

Downstairs, the underneath of the home has a concrete slab and is enclosed with gates at the front and rear to offer security.

### THE PROPERTY

- Three generously sized bedrooms
- Two bedrooms have built ins
- One box air-conditioner to main bedroom
- Functional kitchen
- Low maintenance fully fenced 607 m2 allotm



**Shelly Lynham**  
0414 250 166

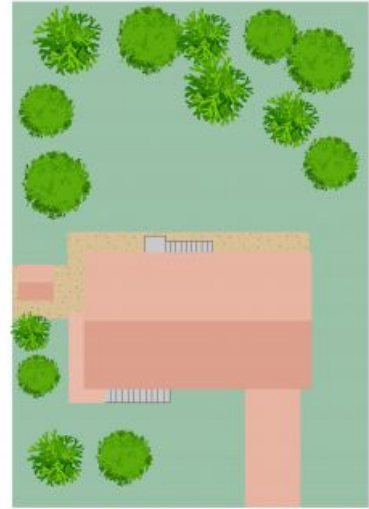
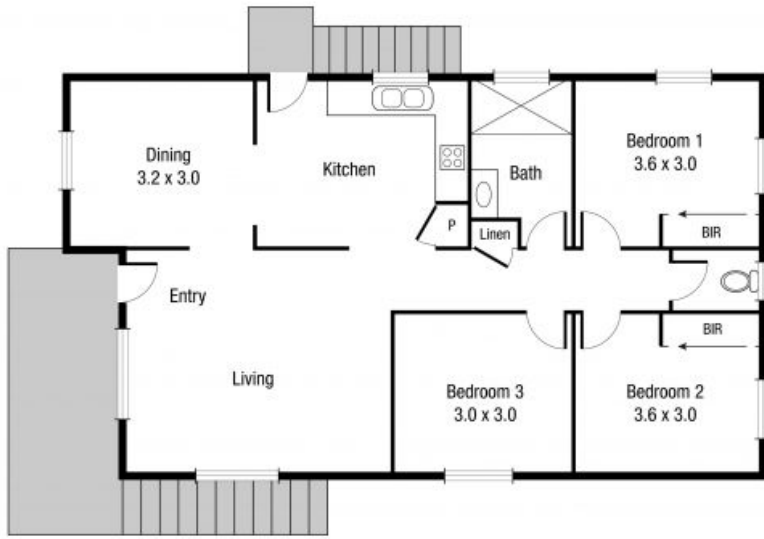


**Graham Lynham**  
0447 250 222



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**TOTAL AREA : 93.0 sq.m**

**40 Coates St, Mount Louisa**