

**37 High School Road, Gin Gin, Qld 4671**



**House For Sale**

Wednesday, 8 January 2025

37 High School Road, Gin Gin, Qld 4671

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1080 m2**

**Type: House**



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## Offers Above \$470,000

"37 High School Road, Gin Gin" This immaculately presented steel-frame family home is move-in ready and perfectly positioned in the welcoming country town of Gin Gin. Set on a generous 1,080m<sup>2</sup> fully fenced allotment, this property offers space, comfort, and convenience, making it an ideal choice for families or those seeking a relaxed lifestyle close to town and schools. Step inside to discover a freshly painted interior with a modern, airy feel. The air-conditioned open-plan living, dining, and kitchen area is the heart of the home, featuring a sleek galley-style kitchen equipped with an electric oven, hotplate, rangehood, and dishwasher. Four spacious bedrooms with built-in robes provide plenty of accommodation, with two bedrooms offering air conditioning for year-round comfort. An additional office space and a modern bathroom with a large walk-in shower add to the practicality. Entertaining is a breeze with a welcoming veranda at the front of the home and a private entertaining area at the rear, perfect for gatherings with family and friends. Tinted windows, LED lighting, and security screens throughout ensure comfort and peace of mind, while a 9-panel solar system adds to the home's efficiency. Outside, the property shines with a bitumen driveway leading to a carport and a spacious double garage featuring an electric roller door, power, and ample storage. The fully fenced yard is beautifully landscaped with irrigated gardens, fruit trees, and a 22,500L rainwater tank plumbed to the house. A security system and electric gate complete the package. Adding to the appeal is the unbeatable location. Gin Gin High School is just across the road, with a school bus to Gin Gin Primary School for younger children. A park at the rear of the property offers direct backyard access, while the Gin Gin IGA, hospital, and other amenities are just minutes away. Whether you're looking to settle down or raise a family, this home offers the perfect balance of modern living and country charm. With everything done for you, all that's left is to move in and enjoy the lifestyle Gin Gin has to offer.

**At A Glance**  
Home- Steel Frame Home- Freshly Painted Internal & External - Veranda at the Front of the Home- Airconditioned Open Plan Living, Dining, Kitchen- Modern Galley Style Kitchen features Electric Oven & Hotplate, Rangehood & Dishwasher- 4 Good Sized Bedrooms with Built in Robes. 2 with Air Conditioning- Office Space- Modern Bathroom with Large Walk in Shower & Vanity- Separate Toilet- Internal Laundry with Storage- Entertaining Area at the Rear of the Home- 9 Panel Solar System Installed- Security Screens Throughout- New LED Lights Throughout- Tinted Windows for Privacy- Compliant Smoke Alarms  
Property- 1,080m<sup>2</sup> Allotment- Flood Free- Fully Fenced with Electric Gate- Bitumen Driveway- Carport- Approx. 9.5m x 6.5 m Double Garage with Electric Roller Door, 3 Whirly Birds, Concrete Floor, Lights & Power- 22,500L Rainwater Tank Plumbed to the House with Water Filter- Town Water- Town Sewerage- Fruit Trees including Orange, Mulberry, Dragon Fruit & Banana- Irrigated Lawns & Gardens- Security System  
Additional Information- Rates Approx. \$1,612.00 per half year- Daily Mail Delivery- Waste Collection Service- Mobile Phone Service- Fixed Wireless NBN- Electric Hot Water- Hazenberg Park at the Rear of the Property with Gate Access from the Backyard- Golf Course Across the Road- Gin Gin High School Across the Road- School Bus to Gin Gin Primary School at High School- 2 mins to Gin Gin IGA (1.6km)- 3 mins to Gin Gin Primary School (1.8km)- 3 mins to Gin Gin Hospital (2.3km)- 36 mins to Bundaberg Airport (50km)- 40 mins to Childers (56km)  
To book your private inspection, contact Kelly on 0413 445 101 today.\*  
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