

8 Muster Court, Amamoor, Qld 4570

Sold House

Wednesday, 8 January 2025



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Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 3325 m2

Type: House



John McEwan

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\$660,000

This well-maintained home offering buyers 3 bedrooms, 2 bathrooms, an undercover front patio and rear veranda overlooking the picturesque rolling hills, and a double garage for vehicles and storage, is situated on just over ¾ of an acre (3325m²), at the end of a cul-de-sac location in the quiet Mary Valley village of Amamoor. The well built and maintained home is now being offered to the market by the original, owners. The property is priced to sell! Don't delay, contact agent John McEwan to express your interest today! 8 Muster Ct, Amamoor is less than a minutes' drive to the local Amamoor Store, Amamoor State School, park, walking tracks, rock pools, church, and historic Mary Valley Rattler- Railway Station. Other iconic Mary Valley villages including Kandanga and Imbil, both offering great country pubs, cafes, butchers, and local produce, all only a few minutes away! Furthermore, the property is positioned within 20 minutes of Gympies' CBD, hospital, and shopping centres, connecting within a 10-minute drive (via the Mary Valley Link Road), the new M1 Highway, bypassing Gympie, ensuring commuting and travel options in both north and south directions are even more convenient and economical! Property Features: * 3,325m², mostly fenced allotment, with partial boundaries, and a dog-proof internal house yard fence. * Slightly undulating at the end of a quiet cul-de-sac, the back veranda of the home captures views of the rolling hills, over the now non-operational, Mary Valley Rattler track. (The train stops at Amamoor station and returns to Gympie only). * Positioned and built in a slightly elevated position to capture breezes, this flood free offering has proximity to everything Amamoor village and Gympie Town Centre have to offer. * An undercover front and rear patio and veranda offer all weather options, all year round. Perfect for entertaining or relaxing! * The rear veranda offers access to a secure double garage with power, lighting, and extra storage options. * Open plan living and dining with reverse cycle air conditioning flows to the front and rear entertaining options and incorporates the large modern kitchen. * The modern kitchen features a large bench top, large fridge space, breakfast bar, lots of cupboards, drawers, and pantry, with an electric oven, cook-top, range-hood, and cabinetry ready for a dishwasher. * Modern vinyl timber-look flooring, ceiling fans, roller blinds and fly screens feature throughout. * 3 good sized carpeted bedrooms feature built in wardrobes, ceiling fans, and blinds throughout. * The master bedroom has a walk-through wardrobe, access to the front undercover patio, TV point, and a full ensuite including corner shower with niche, large vanity, frameless mirror and WC. * The 2nd Family/Guest bathroom is also equipped with a corner shower, vanity and WC. * A conveniently and separately located, tiled laundry room, with a built-in wash basin/sink, plenty of room for the washer and dryer, and access to the rear veranda and clothesline comes in handy. * 2 x 5,500-gallon rainwater water tanks, a septic treatment plant, and vehicle access to the yard with room for a shed completes the package. Travel times have been significantly reduced with the opening of the M1 bypass allowing arrival to the following destinations as follows: ● Brisbane City, airport, and its attractions, now all within 1Hr and 40 mins. ● Sunshine Coast, shopping, airport, and beaches, all within 50 minutes. ● Noosa Heads and Noosaville, with restaurants, cafes, surf beaches, and tourism, all within 30-40min. ● The Noosa Hinterland townships of Cooran, Pomona, and Cooroy, offering breweries, distilleries, restaurants, cafes, hotels, art exhibitions, trail networks, and more, being only 15 minutes, 20 minutes, and 25 minutes away, respectively. ● North to Maryborough is a just over an hours' drive, and Hervey Bay with airport and marina is an hour and 30 minutes. ● Tin can Bay with Marina, along with Rainbow Beach, are 45- and 60-minutes travel to the east, respectively. Entry level buying in the Mary Valley on land this size is rare, and these properties are tightly held! The owners have realistic expectations and have priced to sell accordingly. Please contact marketing agent John McEwan on 0413 198 385 to arrange your private inspection and present your offer today! * Please note the property is currently tenanted with a fixed term lease approaching its expiry. A minimum 24 hrs notice with an organised and agreed mutual time is to be approved with the tenants prior to inspection. Buyers are not to attend the property without first contacting and arranging to meet the agent onsite. All inspections will be by appointment only. The property will suit owner occupiers and investors alike, so please chat with John today regarding when you can move in, further tenancy information, return on investment options, and more.. Disclaimer All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. 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