

30 Bray Rd, Mooloolah Valley







Longing for a Quieter Life?

4 1 3 1,799m2

Just steps from the heart of the quiet and pretty Hinterland township of Mooloolah Valley, this charming low set home sits on a generous 1799m2 block. Backing onto Mooloolah River and State Forest you have no fear of ever being built out or losing the lush outlook. It's a perfect balance of space and convenience in a friendly community oriented village.

- 3 bedroom family home Just 260 metres walk to town
- Recently redecorated with Low V.O.C paint and bamboo flooring
- Light and bright modernized kitchen with a peaceful green outlook
- Great open plan with central dining and lounge room
- Versatile 2nd living room / 4th bedroom / home office
- Country style bathroom with claw foot bath and timber features
- Massive 18m insulated patio the length of the back of the house
- Two powered sheds, 6x3m and 6x6m – ideal for home workshop
- Fully fenced with lots of space for the kids, pets and gardening
- Just under 500m walk to school, train and shopping facilites
- Solar panels and hot water system to keep costs down

The house has had some recent refurbishments including updates to the kitchen and living room but there are still things you can do to add value and stamp your own personality on the property. It's an ideal base for a tradie needing a shed for work and has plenty of space for

Price	SOLD for $462,000
Property Type	Residential
Property ID	1328
Land Area	1,799 m2
Floor Area	253 m2

Agent Details

Office Details

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off street parking for a home based business, the caravan or boat.

There's plenty of space to enjoy the greenhouse, grow some veggies or even keep a few chickens for a healthier and more sustainable way of living. The absolutely massive entertaining patio at the rear of the house will accommodate the largest gathering of family and friends. There is a pretty gazebo in the back set on a leafy forest back drop, its bones are good but could to with a little TLC to make the most of the quiet spot for reflecting, reading or a quite drink at the end of the day.

Mooloolah Valley is a fabulously convenient location for the family who prefer the quieter lifestyle away from the crowded suburbs and yet still appreciate being able to catch a train or bus, hop onto the highway just 8 minutes' drive away. Wonderful surf and flat water beaches are just 20 minutes away in Caloundra.

For the family with chemical sensitivities this home was painted internally with low VOC paints has bamboo flooring which is also low VOC.

There's lots to love about this home, call to arrange your private inspection.

INSPECTIONS AND COVID 19 INFORMATION:

Due to current guidelines around social distancing and minimising unnecessary contact we will not be holding any further open homes. We are able to arrange private inspections by appointment and have processes in place to observe the recommended protocols, but please do not ask for an appointment if you have recently travelled from overseas or if you or anyone you have been in contact with is displaying symptoms or has a fever.

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.