



34 Maud Street, Gayndah

## Charming, Energy-Efficient Home in a Beautiful Established Neighbourhood

Positioned in a well-established, leafy neighbourhood, this beautifully refreshed residence delivers comfort, efficiency, and effortless living in a move-in ready package. With thoughtful modern upgrades throughout and a peaceful outlook, the home presents as a secure and low-maintenance opportunity suited to families, downsizers, or savvy investors.

From the moment you arrive, the freshly painted interior and exterior create a crisp, modern first impression, offering that desirable "new home" feel without the wait. Inside, lovely timber flooring flows throughout the living spaces, complemented by an abundance of natural light that enhances the home's warmth and inviting atmosphere.

Designed for year-round comfort, the home features a brand-new 7kW air-conditioning system, new lighting, and updated ceiling fans throughout. Energy-efficient additions, including window tinting, help regulate temperature while enhancing privacy and reducing running costs.

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**FOR SALE**

Please Call

**AGENTS**

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 **LJ Hooker**

At the heart of the home, the stylish kitchen combines functionality with modern appeal. Equipped with a new stove and oven, ample cabinetry, and a dishwasher for everyday convenience, it offers a practical space for both daily living and entertaining.

Additional thoughtful upgrades further enhance the home's liveability, including brand-new curtains, sun-out blinds throughout, and privacy shades to the front porch creating a comfortable outdoor retreat ideal for relaxing or enjoying your morning coffee.

Externally, the property continues to impress with motion sensor lighting for added security, a rainwater tank, a carport, and a separate lawn locker providing valuable storage solutions. The easy-care yard ensures minimal maintenance, giving you more time to enjoy your surroundings and less time on upkeep.

Offering modern updates, energy-efficient features and a tranquil leafy outlook, this beautifully presented home delivers comfort and peace of mind in a highly desirable location with absolutely nothing left to do but move in and enjoy.

#### AT A GLANCE:

- Freshly painted inside and out
- Brand-new 7kW air-conditioning
- New lighting and ceiling fans throughout
- Lovely timber flooring
- Updated kitchen dishwasher plus a new cooktop & oven,
- Window tinting for privacy and efficiency
- New curtains and sun-out blinds
- Privacy shades to front porch
- Motion sensor external lighting
- Rainwater tank
- Carport plus separate lawn locker
- Low-maintenance yard

A home of this calibre, offering modern comfort and effortless living, is sure to attract strong interest.

Arrange your inspection today - quality homes like this do not last long.

#### MORE DETAILS

Property ID	1U9FGTV
Property Type	House
Land Area	600 m2

**Edwina Randall 0476 275 185**

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