



6 Fielding Street, Gayndah

## Expansive Renovated River-Facing Home with Granny Flat on 1,649m<sup>2</sup>

Set on an expansive 1,649m<sup>2</sup> river-facing allotment, this beautifully renovated home offers the perfect combination of space, flexibility, and sustainable living in a peaceful, garden-filled setting. Designed to capture refreshing river breezes and enjoy tranquil surroundings, the property is ideal for families, multigenerational living, or buyers seeking room to move with low ongoing costs.

Upon entry, the home immediately impresses with generous proportions and an abundance of natural light. Multiple living spaces provide flexibility for both everyday living and entertaining, with a massive family lounge room forming the heart of the home - perfect for relaxed family time or hosting larger gatherings.

The modern skylit kitchen is well appointed with quality new appliances, excellent bench space, and a breakfast bar for casual meals. Adjoining the kitchen, the tiled sunroom creates a light-filled dining area, framed by large glass windows that overlook the established gardens and outdoor surrounds.

5 2 4

### FOR SALE

\$725,000

### VIEW

By Appointment

### AGENTS

Edwina Randall

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### AGENCY

LJ Hooker Bundaberg

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Accommodation is generous, offering four well-sized bedrooms plus a versatile additional room that can be used as a fifth bedroom, craft room, or hobby space. A dedicated office with built-in shelving provides an ideal work-from-home solution. The home is fully air-conditioned throughout and features extensive custom storage cabinetry and cupboards, ensuring practicality and comfort at every turn.

Adding outstanding versatility is the granny flat space, making this property ideal for extended family, guests, or independent living while remaining connected to the main residence.

The home continues to deliver with excellent vehicle accommodation including a two-car garage and a two-car open shed, along with two lawn lockers and a shade house. Established gardens are serviced by bore water, keeping them lush year-round, while the majority of the home is supplied by tank water located beneath the craft room. A solar system further enhances the property's low-cost, sustainable living appeal.

Positioned to enjoy a peaceful river outlook and cooling breezes, this is a rare opportunity to secure a spacious, flexible home with exceptional storage and sustainable features in a tightly held location.

#### AT A GLANCE:

- Bedrooms: 4 + versatile fifth room
- Bathrooms: 2 (including granny flat)
- Living Areas: Multiple
- Car Accommodation: 4 (2-car garage + 2-car open shed)
- Granny Flat: Yes
- Air-Conditioning: Yes (fully air-conditioned)
- Solar: Yes
- Water: Tank water to majority of home + bore water for gardens
- Land Size: 1,649m<sup>2</sup>
- Aspect: River-facing with cooling breezes

#### KEY FEATURES:

- Renovated river-facing home on a generous 1,649m<sup>2</sup> allotment
- Designed to capture natural breezes and peaceful river outlooks
- Four spacious bedrooms plus flexible fifth room (ideal craft, hobby, or guest room)
- Dedicated home office with built-in shelving
- Massive family lounge room ideal for entertaining or relaxed living
- Skylit modern kitchen with quality new appliances and breakfast bar
- Tiled sunroom dining area with garden views
- Extensive custom storage cabinetry and cupboards throughout
- granny flat area ideal for multigenerational living or guests
- Solar system supporting low-cost, sustainable living
- Majority of the home supplied by tank water (tank located under craft room)
- Bore water servicing established gardens year-round
- Two-car garage plus two-car open shed
- Two lawn lockers and shade house
- Established gardens creating a private and tranquil lifestyle setting

Contact Listing Agent Edwina Randall on 0476 275 185 to register your interest.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.

## MORE DETAILS

Property ID 1U80GTV  
Property Type House

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