



5 Fletcher St, Goondiwindi

## Golf Course Precinct

LJ Hooker Goondiwindi are very pleased to present for sale this spacious family home in the popular Golf Course precinct. This beautifully cared for home offers the perfect blend of comfort, character and potential. Positioned on a peaceful street, it is ideal for families, golf enthusiasts and nature lovers alike.

The home features high ceilings and wide polished timber floors, with brand new carpet in one bedroom. A light-filled layout is designed for relaxed family living, while the modern kitchen with stone bench tops flows seamlessly into the dining area. The large family room enjoys lovely garden views, and a second generous lounge room opens through French doors to a freshly painted front verandah, creating a welcoming entrance.

There are four well proportioned bedrooms plus one smaller bedroom, four with built-in cupboards, along with a tiled bathroom featuring both a bath, shower and vanity. Toilet is separate for convenience. While currently offering one bathroom, the home provides ample space and options to easily add a second, enhancing its appeal as a long term family residence.

Additional highlights include a huge laundry with excellent storage, evaporative cooling, a split system in one of the larger bedrooms, ceiling fans, solar panels, and a substantial tiled undercover outdoor

5 1 2

**FOR SALE**  
\$750,000

**VIEW**  
By Appointment

### AGENTS

Paul Leahy  
0418 794 684  
paul.leahy@ljhooker.com.au

Jane Rampling  
0436 279 658  
jane.rampling@ljhooker.com.au

### AGENCY

LJ Hooker Goondiwindi  
(07) 4573 8802

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

entertaining area - perfect for the casual weekend brunch overlooking the garden.

Set on a private 746 m2 allotment, the established garden is a true sanctuary, complete with mango, mandarin and fig trees and abundant birdlife - a delight for anyone who enjoys the outdoors. The home also includes security screens and 2 garden sheds. This is a rare opportunity to secure a large, versatile family home in a quiet and highly desirable location. Just around the corner from the best Golf Course for miles around.

Contact LJ Hooker Goondiwindi on 45738802 to arrange your private viewing

## MORE DETAILS

Property ID	303HUJ
Property Type	House
Land Area	746 m2
Including	Air Conditioning Evaporative Cooling Toilets (1) Deck Outdoor Entertaining Floorboards Fully Fenced Solar Panels

### Paul Leahy 0418 794 684

Principal | paul.leahy@ljhooker.com.au

### Jane Rampling 0436 279 658

Property Investment Manager | jane.rampling@ljhooker.com.au

### LJ Hooker Goondiwindi (07) 4573 8802

4/18 McLean Street, GOONDIWINDI QLD 4390

goondiwindi.ljhooker.com.au | goondiwindi@ljhooker.com.au

