



**SOLD**

## A RARE FIND.....IN FERNLANDS

Don't miss your chance to own one of Ferny Hills most liveable homes. This expansive four-bedroom home sits proudly on 714m<sup>2</sup> in a beautiful pocket of Fern Lands. Spread across two storeys, this family home is designed with versatility in mind. Only minutes to Train and Patricks Road Primary School with all other amenities at your doorstep. This family home includes a beautiful, central living area with superb character features.

Features of this home include:

Upstairs:  
Dual Living  
Large Spacious Kitchen  
4 Bedrooms  
2 Bathrooms  
Polished Timber Flooring  
High Ceilings  
Over 15mt of decking overlooking the park  
Ducted Air-Con  
Downstairs Living:

An ideal space for a home office/business  
Large multi-purpose space (refer to floor plan)  
Full Bathroom  
Plenty of Storage  
Solar 3.0 KW

Be Quick will not Last !!

**4 BED | 2 BATH | 2 CAR**

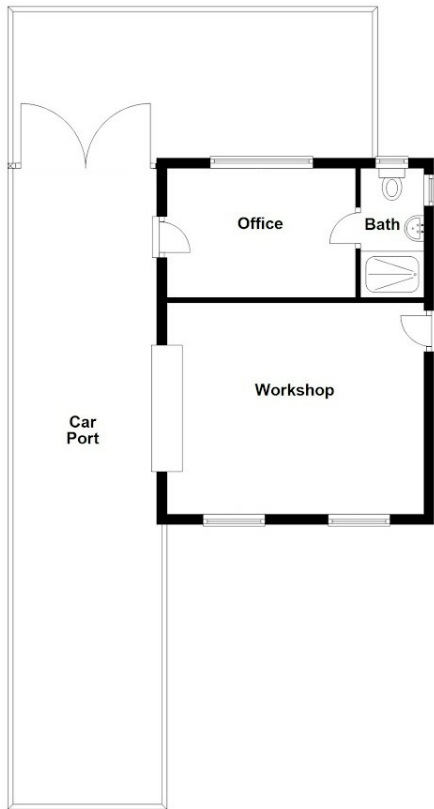
**PRICE:**  
\$1,065,000

**OPEN FOR INSPECTION:**  
N/A



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Ground Floor



First Floor



## 13 Woodtop Court, Ferny Hills

Every attempt has been made to ensure the accuracy of these plans, however they should be used as a guide only. Prospective purchasers should make their own enquiries

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.