



FOR SALE

VILLAGE LIFESTYLE IN GYMPIE REGIONAL GROWING TOWNSHIP

Live the life you deserve with peace, space and style you've always wanted, with this modern family home perfectly positioned on an exquisite 6681 sqm allotment. From this perfect location, you can relax and admire glorious views of the property's landscaped gardens and rolling lawn down to the dam with a country outlook over the surrounding farmlands.

- The 2012 built family home has glorious views and plenty of room to entertain
- Modern large kitchen offering plenty of storage; island bench, walk-in pantry & modern appliances
- The private and spacious master suite features fan, walk-in robe and ensuite
- Combined large dining lounge area with separate office/study room – aircon & fans
- Two additional bedrooms with carpets and ceiling fans
- Spacious internal laundry featuring lots of storage cupboards
- A generous, easterly facing, undercover patio area ideal for entertaining with a covered BBQ area
- Main bathroom is sizable and contains a stand-alone shower and 2nd toilet
- 2 bay separate powered 6x9m garage designed with additional depth to cater for your 4WD
- 2.4kw solar system comprising of 12 x 200W panels
- 2 x water tanks holding 56,000litres of fresh rainwater.
- A spring fed dam home to much birdlife. Water all year round.
- Fly screens, carpeted bedrooms and floating timber floors
- UV protectant blinds located on the east and west of the home
- Complete with energy saving solar powered battery system plus mains electricity.
- All situated on a 6681 sqm fully dog fenced allotment
- Walk to shops, hotel, school and sport facilities. Room for all your lifestyle toys.
- Just a 30-minute (approx.) drive from the thriving centre of Gympie

In a spacious and picturesque location, this lovely well-maintained home is perfect for a family or retirees. Woollooga boasts an 'as new' hotel, Café, Pharmacy, primary school and sporting facilities. There is a new housing estate planned for Woollooga and with its easy drive to the Bruce Highway and bypassing of Gympie, this is a township to call home and yet work on the Sunshine Coast or Gympie region.

Location, location! Come and see for yourself how ideal this welcoming community lifestyle can

3 BED | 2 BATH | 2 CAR

PRICE:
\$625,000

OPEN FOR INSPECTION:
N/A



Daniel Engeman
0423293834

daniel.engeman@atrealty.com.au

Engeman Realty