



## FOR SALE

### YOUR ULTIMATE FOREVER FAMILY HOME AWAITS!

Tucked away in a peaceful cul-de-sac in sought-after Bracken Ridge, this exceptional 4–5 bedroom family residence offers the perfect blend of space, style, and lifestyle. Set on a fully fenced 600sqm block and framed by lush parklands, it's a home designed for making memories—complete with a sparkling in-ground saltwater pool ready for summer enjoyment.

Step inside and be welcomed by an expansive, air-conditioned family room—an inviting space for both relaxed living and effortless entertaining. This versatile lower level also features a fourth bedroom, a dedicated study (or fifth bedroom), and an internal laundry. With its own private access, the fourth bedroom presents the ideal retreat for teenagers or guests.

Upstairs, the heart of the home unfolds in a light-filled, open-plan kitchen and meals area—perfectly designed for modern family living. The well-appointed kitchen boasts generous bench space, quality stainless steel appliances, and a large pantry, ensuring both functionality and style. Three additional bedrooms are located on this level, all with built-in robes, while the master enjoys the comfort of air-conditioning.

The air-conditioned upstairs lounge provides a second living zone, offering the perfect setting for movie nights, quiet relaxation, or accommodating the whole family's viewing preferences with ease. And with the 8kw solar system, power bills are a dream.

Adding undeniable charm is the wrap-around veranda, seamlessly connecting indoor and outdoor living. At its centre, a striking octagonal deck overlooks the pool—an ideal setting for alfresco dining, entertaining, or simply unwinding in your own private oasis.

Outside, the beautifully maintained yard and inviting pool create a lifestyle to envy, while practical features include a lock-up garage, additional off-street parking, and convenient access to extra communal parking within the cul-de-sac.

Positioned for ultimate convenience, this home is just moments from parklands, quality schools, shopping options, public transport, and only minutes to the Sandgate waterfront.

This is more than just a home—it's a lifestyle opportunity not to be missed.

4 BED | 2 BATH | 2 CAR

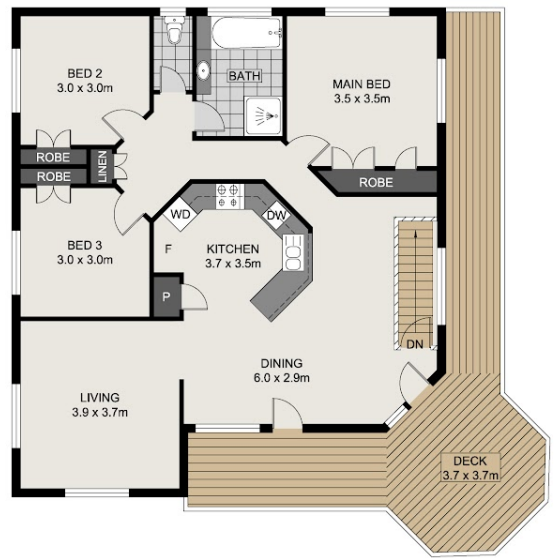
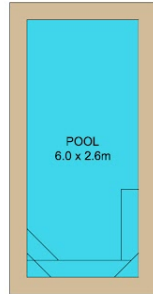
PRICE:  
For Sale

OPEN FOR INSPECTION:  
N/A



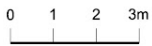
**Mick O'Keefe**  
**0434413454**

mick.okeefe@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



LOWER LEVEL

UPPER LEVEL



Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



INT : 170.01m<sup>2</sup>  
 EXT : 61.24m<sup>2</sup>  
 GARAGE : 22.94m<sup>2</sup>  
 TOTAL : 254.19m<sup>2</sup>

## 10 Woodland Close, Bracken Ridge

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.