






16 Woodstock Street, Maryborough

A Grand Queenslander of Timeless Elegance in Prestigious Doon Villa

Magnificently positioned in the popular, leafy suburb of Doon Villa, this imposing Queenslander is a rare offering in a location where properties are fiercely sought after yet seldom available. Rich in character and charm, this grand old lady blends classic proportions with modern comforts, all set on an expansive and beautifully established allotment.

The home offers generous accommodation, comprising three large bedrooms, including a superb master suite complete with ensuite and walk-in robe. A spacious sunroom provides outstanding versatility and could easily function as a fourth bedroom, home office or additional living space. Formal lounge and dining rooms reflect the elegance of the era, while a large family room adjoins the modern kitchen, creating a warm and welcoming hub for everyday living.

The kitchen has been tastefully updated and features quality benchtops, excellent storage and a walk-in pantry, ensuring both style and practicality. From here, the open-plan family and kitchen area flows seamlessly onto a spacious covered rear deck - an ideal setting

4  2  6 

FOR SALE
Offers Over \$749,000

VIEW
By Appointment

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 **LJ Hooker**

for entertaining overlooking a large, well-established garden that offers privacy, shade and a true sense of tranquility.

Enhancing the home's versatility, the secure area beneath the house offers excellent space for undercover parking, a workshop, storage or even a games area. The laundry is also conveniently positioned within this secure lower level, while a rear stairlift, installed less than two years ago, adds an extra layer of accessibility and everyday ease.

Set on a fully fenced 1,821m2 allotment, the property enjoys an enviable lifestyle location within walking distance to the CBD, shopping centre, convenience store, Broilga Theatre, clubs and schools. Solar power (approx. 3kW) further enhances the home's energy efficiency and contributes to lower running costs.

Graceful, spacious and superbly located, this magnificent Queensland represents a rare opportunity to secure a landmark home in one of the district's most desirable neighbourhoods - where lifestyle, convenience and timeless character come together beautifully.

MORE DETAILS

Property ID	BE9HXD
Property Type	House
Land Area	1821 m2
Including	Deck Outdoor Entertaining Secure Parking Solar Panels

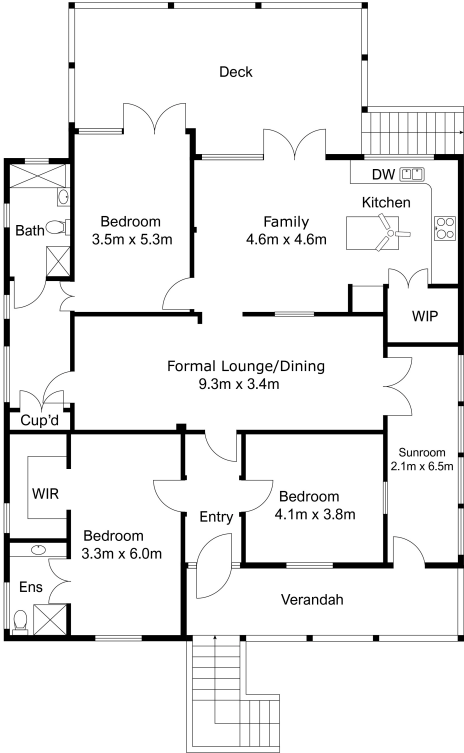
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