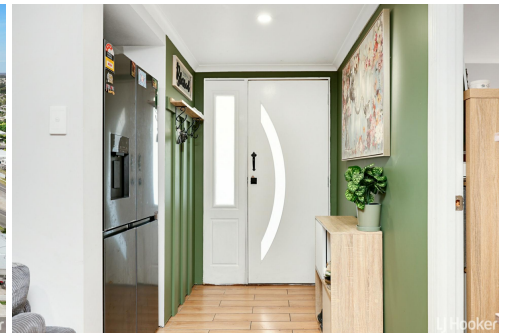




LJ Hooker



## Wandal, 8 Woolcock Street

Rare Dual-Living Opportunity in Wandal - This One Won't Last!

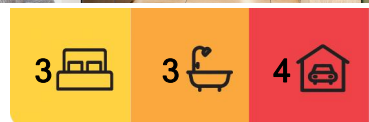
8 Woolcock Street, Wandal

Opportunities like this don't come up often in Wandal. Positioned on a 630sqm corner block, this high-set home has been transformed through extensive renovations brings modern living, quality finishes, and incredible flexibility across two fully self-contained levels.

With 3 bedrooms, 3 bathrooms, 3 living spaces, additional rooms downstairs and room for 4 vehicles, this is the ideal home for large families, multigenerational living, or buyers seeking rental income through dual occupancy.

Upstairs Features:

- Modern kitchen with walk-in butler's pantry and top-range appliances



**For Sale**  
Please Call

**View**  
[l.jhooker.com.au/7CYHVV](https://l.jhooker.com.au/7CYHVV)

**Contact**  
**Jesse Parkin**  
0413 530 998  
[jesse.parkin@l.jhooker.com.au](mailto:jesse.parkin@l.jhooker.com.au)  
**Jade Carr**  
0439 989 636  
[jade.carr@l.jhooker.com.au](mailto:jade.carr@l.jhooker.com.au)

**LJ Hooker Rockhampton**  
**(07) 4922 2122**

**Disclaimer:** 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.

- Renovated main bathroom and ensuite with quality fittings
- Main bedroom with walk-in robe and barn doors
- Fresh flooring, wall sheeting, and paint throughout
- High ceilings and light-filled interiors
- Air conditioning in all key areas
- Internal staircase to lower level

Downstairs Features:

- Two generous living areas
- Two multipurpose rooms
- Renovated third bathroom
- Second kitchen with top-range appliances and updated laundry
- Ideal for separate rental or extended family use

Outdoor & Additional Features:

- 6m x 6m powered shed
- Large front carport (6m x 8m x 3.2m high) - perfect for caravans, boats, or multiple vehicles
- Automatic front gate for privacy and security
- Expansive outdoor entertainment area with firepit
- Fully fenced yard-great for kids, pets, and peace of mind
- 6.5kw Solar power system for energy efficiency

Prime Location, Walk-Everywhere Convenience:

- Wandal Shopping Village - 1 min (400m)
- Wandal State School - 2 mins (700m)
- The Cathedral College - 3 mins (1.4km)
- Rockhampton Grammar School - 4 mins (1.7km)
- Mater Hospital - 4 mins (1.5km)
- Rockhampton Hospital - 4 mins (1.6km)
- Rockhampton CBD - 7 mins (3.2km)

Homes of this size, style, and versatility in Wandal are extremely rare-especially ones already renovated to this standard.

Whether you're upsizing, investing, or seeking flexibility for the future, this is one property you must inspect.

Don't miss out-this one won't stay on the market for long.

Contact Jesse or Jade at LJ Hooker Rockhampton today to arrange your inspection.



**LJ Hooker Rockhampton**  
**(07) 4922 2122**

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	7CYHVW
<b>Property Type</b>	House
<b>Land Area</b>	630 m2
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Solar Panels

### Jesse Parkin 0413 530 998

Sales Consultant | [jesse.parkin@ljhooker.com.au](mailto:jesse.parkin@ljhooker.com.au)

### Jade Carr 0439 989 636

Principal | Licensed Real Estate Agent | Commercial Sales and Leasing |  
[jade.carr@ljhooker.com.au](mailto:jade.carr@ljhooker.com.au)

### LJ Hooker Rockhampton (07) 4922 2122

222 Bolsover Street, ROCKHAMPTON QLD 4700

[rockhampton.ljhooker.com.au](http://rockhampton.ljhooker.com.au) | [rockhampton@ljhooker.com.au](mailto:rockhampton@ljhooker.com.au)



**Disclaimer:** 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 Rockhampton**  
**(07) 4922 2122**



LOWER LEVEL

UPPER LEVEL

8 Woolcock St, Wandal



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



LJ Hooker Rockhampton  
(07) 4922 2122

**Disclaimer:** 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.