



23 Caballo Way, Winya

Contemporary Acreage Living with Endless Potential

Set on an impressive 6,753sqm fully fenced allotment, 23 Caballo Way offers the perfect balance of peaceful country living and modern family comfort. Surrounded by picturesque rural views, this beautifully presented lowset brick home, completed in 2023, delivers the space, style and flexibility today's families are searching for.

A welcoming formal entry introduces a thoughtfully designed floorplan, where generous proportions and quality finishes create an immediate sense of home. Privately positioned at the front of the residence, the spacious master suite features air conditioning, a walk-in robe and a stylish ensuite complete with a double shower. Three additional bedrooms all include built-in robes and are serviced by a well appointed family bathroom with a separate shower and bath.

The heart of the home is the spacious kitchen, perfectly designed for everyday family living and effortless entertaining. Featuring a large walk-in pantry, electric cooktop, oversized oven, dishwasher, breakfast bar and a gas strut picture window with retractable screen, this inviting space overlooks the expansive open plan living and dining area. Framed by beautiful rural views and kept comfortable with air conditioning, it's a space where family and friends will naturally gather.

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FOR SALE
Offers Over \$1,500,000

VIEW
By Appointment

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A separate media room, complete with cavity sliding doors and a full wall of built-in cabinetry, offers the perfect retreat for movie nights or a quiet place to unwind.

Thoughtful additions throughout the home include blackout roller blinds to the master bedroom and living room sliding doors, light filtering blinds throughout the remaining bedrooms, media room and living areas, plus ceiling fans throughout to ensure comfort in every season.

Stepping outside, you'll discover one of the property's greatest assets. The expansive backyard is a blank canvas, offering endless possibilities to create your own outdoor oasis. Whether you envision a stunning entertaining area, beautifully landscaped gardens, a sparkling swimming pool or additional shedding, there's ample space to bring your dream lifestyle to life. With underground power already installed and ready for a future pool, much of the groundwork has already been done.

Located just 3 kilometres from the heart of Kilcoy. Situated within the sought after, equine friendly Caballo Park Estate, this property is ideal for horse enthusiasts, families and anyone seeking space without sacrificing access to essential amenities. Schools, shopping, cafes, medical facilities and everyday services are all just minutes away.

This is a wonderful opportunity to secure a near new family home on a generous parcel of land, offering the space to grow, entertain and create a lifestyle you'll love.

Key Features

6,753sqm fully fenced allotment

Quality lowset brick home, completed in 2023

Four generous bedrooms with built-in robes

Privately positioned master suite with: walk-in robe, ensuite with double shower, air conditioning, blackout roller blind to sliding door

Well appointed family bathroom with separate shower and bath

Formal entry

Spacious kitchen featuring: large walk-in pantry, electric cooktop, oversized oven, dishwasher, breakfast bar, gas strut picture window with retractable screen

Expansive open plan living and dining area with rural views

Air conditioned main living area

Separate media room with: full wall of built-in cabinetry, cavity sliding doors

Light filtering blinds to bedrooms, media room and living areas

Ceiling fans throughout

Double remote control garage

Underground power installed and ready for a future swimming pool

Expansive backyard with plenty of room for: outdoor entertaining area, landscaped gardens, swimming pool (STCA), additional shedding (STCA)

Located within the equine friendly Caballo Park Estate

Approximately 3km to Kilcoy town centre

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MORE DETAILS

Property ID	9YCHES
Property Type	AcreageSemi-rural
Land Area	6753 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Grey Water System

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