



23 Caballo Way, Winya

Spacious Family Living on 6,753sqm with Stunning Rural Outlook

Set on an impressive 6,753sqm fully fenced allotment, 23 Caballo Way, Winya 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, provides generous indoor and outdoor space for families seeking room to grow, relax and entertain.

A welcoming formal entry sets the tone for the home, leading through to a thoughtfully designed floorplan. The spacious master suite is privately positioned and features air conditioning, a walk-in robe and a well-appointed ensuite complete with a double shower. Three additional bedrooms all include built-in robes and are serviced by a family bathroom with a separate shower and bath.

At the heart of the home is a generous kitchen designed for both functionality and family living, boasting a large walk-in pantry, electric cooktop, oversized oven, dishwasher and breakfast bar. Another great feature in the kitchen is a gas strut picture window with retractable screen. Overlooking the expansive family and dining area,

4 🏠 2 🚗 2 🚗

FOR SALE
Offers Over \$1,500,000

VIEW
By Appointment

AGENTS
Leanne Tinney
0417 747 608
leanne.tinney@ljhooker.com.au

AGENCY
LJ Hooker Esk | Toogoolawah
(07) 5424 2222

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**

this central space captures beautiful rural vistas and offers year-round comfort with air conditioning.

The home is further enhanced with blackout roller blinds to the sliding doors in the master bedroom and living room, along with light-filtering blinds throughout the bedrooms, media room and living areas, providing privacy, comfort and flexible light control.

A separate media room provides the ideal retreat for movie nights or quiet relaxation, with a full wall of built-in cupboards, cavity sliding doors for privacy and ceiling fans throughout the home enhancing comfort in every season.

Outside, the fully fenced property offers endless possibilities for families, pets and hobbyists alike. Underground power has already been installed and is ready for a future swimming pool. Completing the package is a double remote-control garage and plenty of space to enjoy the lifestyle that acreage living provides.

Just 3 kilometres from the heart of Kilcoy, this property offers the perfect balance of convenience and country living. Enjoy the peace, space and privacy of a rural lifestyle while remaining close to essential services and amenities. Kilcoy provides a wide range of facilities, including a State High School, Primary School, IGA, Mitre 10, hotel, medical centre, pharmacy, produce stores, bakeries, cafes and much more, ensuring everything you need is within easy reach. Situated within Caballo Park Estate, an equine-friendly acreage community, the property is ideally suited to horse enthusiasts and those seeking a lifestyle-focused rural setting.

This is an exceptional opportunity to secure a spacious family home on a sizeable parcel of land in a peaceful and highly desirable Winya location.

Key Features:

6,753m²; fully fenced block
Lowset brick family home
4 spacious bedrooms
2 bathrooms
Formal entry foyer
Master bedroom with:
Walk-in robe
Ensuite with double shower
Air conditioning
Blackout roller blinds to sliding door
3 additional bedrooms with built-in robes

Large kitchen featuring:

Walk-in pantry
Electric cooktop
Large oven
Dishwasher
Breakfast bar
Open-plan family and dining area with rural views
• conditioned living area
Blackout roller blinds to living room sliding door
Light-filtering blinds to bedrooms, media room and living areas
Separate media room
Main bathroom with separate shower and bath
Ceiling fans throughout
Underground power installed and ready for a pool
Double remote-control garage

Advertising Disclaimer

LJ Hooker Esk | Toogoolawah, its directors, agents, employees, officers and those otherwise associated with maintaining, updating

and preparing information on this website have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

MORE DETAILS

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

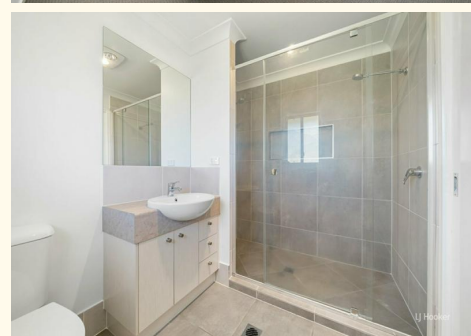
Leanne Tinney 0417 747 608

Sales | leanne.tinney@ljhooker.com.au

LJ Hooker Esk | Toogoolawah (07) 5424 2222

221 Ipswich Street, ESK QLD 4312

esk@ljhooker.com.au | esk@ljhooker.com.au



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**