

115-119 Munroe Drive, Woodhill

SOLD by Justin & Natara Burns - TEAM BURNS!

Peaceful Acreage Living with Endless Potential!

Nestled in the peaceful surrounds of Woodhill, this 2019-built Avondale Home offers a beautifully balanced lifestyle for families seeking space, comfort, and the freedom to make it their own. Set on a generous block with dual side access, fully fenced, and a separate rear paddock, this property presents a wonderful opportunity to secure a quality-built home in a sought-after, semi-rural setting.

Inside, you'll find a thoughtful floor plan featuring four bedrooms, including a master suite complete with walk-in robe and private ensuite. The modern kitchen sits at the heart of the home, offering stone benchtops, a walk-in pantry, 600mm gas cooktop, electric oven, and dishwasher - ready to handle everyday family life with ease. A light-filled combined dining and lounge area, plus a separate carpeted media room, provide multiple living zones to relax or entertain.

Comfort is assured year-round, with air conditioning in all bedrooms plus one in the lounge/dining area, along with ceiling fans and security screens throughout. The main bathroom includes a separate bath and shower, accompanied by a convenient powder room and separate

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FOR SALE
SOLD by Justin & Natara Burns - TEAM BURNS!

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AGENCY

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toilet- a layout perfect for busy households.

Outdoors, you'll enjoy a large entertainment deck overlooking the backyard - complete with an insulated ceiling, LED lighting and fan - plus an extra tiled alfresco space ideal for hosting family and friends. There's also a single-bay powered shed, raised vegetable gardens, and sandstone retaining walls that give the yard structure and function, while solar panels and a rainwater tank add smart, sustainable touches.

This is a solid, functional home in a peaceful location-ready to move straight in, yet offering plenty of scope to personalise and make it your own. Whether you're looking to settle into the quiet lifestyle that Woodhill is known for, or seeking a property with room to grow, this one is well worth your inspection.

PROPERTY FEATURES

- built in 2019 by Avondale Homes Home
- steel frame build
- dual side access, fully fenced
- separate fenced rear paddock
- 4 beds, master with walk in robe and ensuite.
- modern kitchen with 600mm gas cooktop and electric oven, walk in pantry, dishwasher, stone benchtops
- combined dining and lounge room
- separate carpeted media room
- air conditioners to all bedrooms + living area
- ceiling fans and security screens throughout
- main bathroom with separate bath and shower
- separate toilet + powder room
- built-in double door linen cupboard
- internal laundry
- internal double garage
- Solar
- sandstone block retaining walls
- single bay shed, powered with rainwater tank
- raised vegetable gardens
- tiled entertainment area
- plus an additional entertainment deck with insulated ceiling, LED downlights, fan, with a beautiful outlook of back yard - watch the kids run and play!

A lovely lifestyle awaits here at Mahoney's Pocket estate! Contact Justin Burns on 0478 535 830 or Natara Burns on 0481 125 886 to arrange your viewing.

Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.

MORE DETAILS

Property ID	205WHGS
Property Type	AcreageSemi-rural
Land Area	5008 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

Justin Burns 0478 535 830

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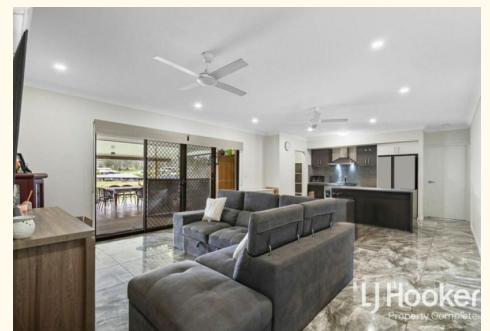
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4 | 2 | 2 | 212m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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