



48 Settlers Rise, Woolmar

Beautiful Family Home on 740sqm – Space, Comfort & Lifestyle Just Minutes from Kilcoy

Positioned on a level 740sqm block in the peaceful Woolmar community, this beautifully presented low set brick home offers the perfect combination of modern family living, comfort and convenience.

Designed with space in mind, the home features four generous bedrooms, including a spacious master suite complete with walk in robe, ensuite and air conditioning. The remaining three bedrooms all include built in robes, providing ample storage for the whole family.

The heart of the home is the expansive open plan living and dining area, which seamlessly connects to the outdoor entertaining patio through stylish bi fold doors. This inviting space creates the ideal setting for family gatherings, entertaining guests or simply relaxing while enjoying the established gardens.

The well appointed kitchen offers plenty of bench and cupboard space, a corner pantry, electric cooktop and wall oven, making meal

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FOR SALE
Offers Over \$880,000

VIEW
By Appointment

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preparation a breeze. A separate media room provides an additional living area, perfect for movie nights or a quiet retreat.

The family friendly main bathroom includes both a separate shower and bath, while the double garage incorporates the laundry, a storage cupboard and convenient access to the backyard.

Additional features such as air conditioning, a gas hot water system, solar power, rainwater tank and garden shed add practicality and value. The backyard offers ample space for children and pets, with room to install a pool and power already connected near the shed.

Surrounded by established gardens and shrubs, this immaculately maintained property is ready for its next family to simply move in and enjoy.

Conveniently located just 3 kilometres from Kilcoy township, you'll enjoy easy access to schools, shops, cafes and essential services while still embracing the relaxed lifestyle Woolmar has to offer. This is an exceptional opportunity to secure a quality family home with all the extras in a sought after location.

Key Features:

Level 740sqm block
Beautifully presented low set brick home
4 spacious bedrooms
Master bedroom with walk in robe, ensuite and air conditioning
3 additional bedrooms with built in robes
Large open plan living and dining area
• fold doors opening to outdoor entertaining patio
Separate media room
Well appointed kitchen with:
Electric cooktop
Wall oven
Corner pantry
Ample storage and bench space
Main bathroom with separate shower and bath
Double lock up garage
Laundry located in garage
Built in storage cupboard in garage
External access from garage
Air conditioning to main living area
Air conditioning to additional bedroom
Gas hot water system
Solar power system
Rainwater tank
Garden shed
Power connected near shed
Plenty of room for a swimming pool
Established gardens and landscaping
Family-friendly backyard
Move-in ready
Just 3km to Kilcoy township

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MORE DETAILS

Property ID	9YEHES
Property Type	House
Land Area	740 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Deck
	Outdoor Entertaining
	Fully Fenced
	Solar Panels
	Water Tank

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