



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

4 2 2

FOR SALE
Offers Over \$880,000

VIEW
By Appointment

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LJ Hooker

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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