



## Worongary, 22 Rouse Street

WORONGARY WONDER!

This split-level home on a 4199m2 elevated block is full of surprises -with its raked ceilings, three bedrooms plus study, generous living with slow combustion wood heater and trendy kitchen with spacious dining area. Then there is a fully approved and quite separate granny flat with bedroom, bathroom, kitchen and living area. A fully decked in ground pool also has a great cabana for al fresco entertaining and a brand new asphalt driveway and 20 solar panels are a great bonus. There is a double carport plus plenty of room for a motor home, caravan or large trailer.

\* Please note, virtual staging has been used in the photos provided \*

Rental Appraisal: \$1,050 - \$1,150 per week

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to



**Disclaimer:** 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.

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**For Sale**  
Offers Over \$1,199,000

**View**  
[ljhooker.com.au/5GK4F41](http://ljhooker.com.au/5GK4F41)

**Contact**  
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Shane Colquhoun Pty Limited and Doogan Real Estate Pty Ltd as trustee for Doogan Family Trust by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

## More About this Property

<b>Property ID</b>	5GK4F41
<b>Property Type</b>	House
<b>Land Area</b>	4199 m2
<b>Including</b>	Pool

### Jane Doogan 0413 872 972

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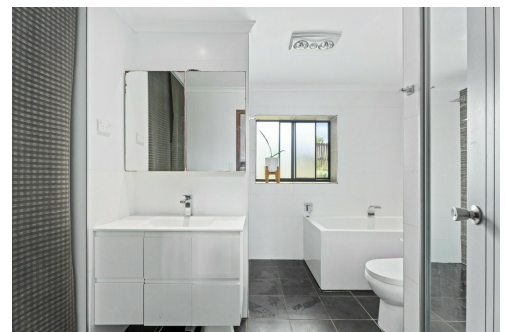
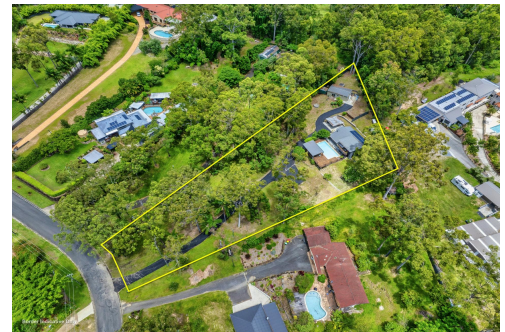
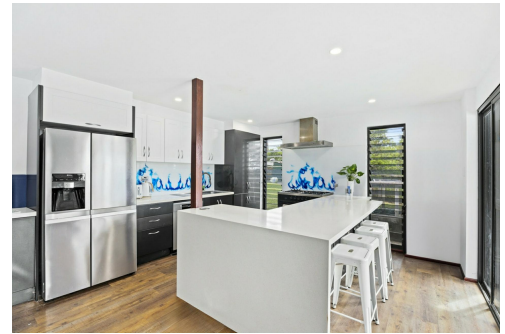
### Dean McMurtrie 0414 444 779

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**22 ROUSE STREET, WORONGARY**

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Internal: 133m<sup>2</sup> | External: 20m<sup>2</sup> | Carport: 29m<sup>2</sup> | Total: 182m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

