

15 Woodburn Place, Ferny Hills, QLD, 4055



Sold House

Tuesday, 18 July 2023

15 Woodburn Place, Ferny Hills, QLD, 4055

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Robert Russell

Architectural Build with Capital Growth Potential

15 Woodburn Place, Ferny Hills

This seller is the original owner that had this quality split-level home built and is ready for a new family to enjoy it! With architectural bones this is a great property to add capital growth with a very minimal cosmetic touch up. The 12-16 foot raked ceilings throughout most of the home make this split-level home look massive!

If position, space, quality and picturesque home and views are on your shopping list, then 15 Woodburn Place Ferny Hills ticks all the boxes!

Elevated on an expansive 770m² in a prized cul-de-sac, north facing position, the tree-top views from the home's private deck are picturesque from every angle. The rear deck looks out to a private large yard that has cubby house and room for a chook run at the rear. There is ample space in the rear yard for a pool and to grow your own vegies too!

It is also a great investment, with 3 large bedrooms, 1 study, ensuite and main bathroom, open plan living, large built-in gym room and storage room downstairs, enclosed double garage and the option to create dual living subject to council approval (perfect for in-laws, teenagers, au pair or to generate extra income).

Home Features:

- 12-16-foot raked ceilings in various parts of the home
- 3 large, carpeted Bedrooms (Main with ensuite)
- New carpet in 3 x Bedrooms (1 year ago)
- 1 large study
- Large Kitchen
- Miele Dishwasher
- Westinghouse fan forced oven
- Electric ceramic cooktop
- Rangehood
- Open plan Kitchen, Dining and Living Room
- Large Lounge Room
- 6 x Panasonic reverse cycle split system air conditioning units
- Panasonic split system in Kitchen is brand new 7kw Cost \$3,500
- Beautiful polished timber floors
- 2 bathrooms
- Split system air conditioning in bedrooms
- Ceiling fans throughout the house
- NBN
- 5 Kw Solar
- 315 litre Everhot electric hot water system
- Gym room / rumpus room downstairs
- Large storage room downstairs
- Double garage with remote door (Brand New motor 2 weeks ago)
- Large deck at the front
- Large Deck at the rear
- Landscaped Gardens
- Rainwater tank
- Elevated 770 m²

Location Features approximate :

- Walk to local Fernlands Shopping village
- Under 17km from Brisbane CBD
- Quiet and leafy family-friendly neighbourhood
- 5 min drive to Ferny Grove train station
- 6 min drive to Ferny Grove State High School
- One of Brisbane's hidden treasures - walk and cycle track with creek walk (Wightmans Reserve/ "Mountain to Mangroves")
- Easy access to local sporting activities with Pine Hills sports club, off-road bike tracks at Jinker Track and bushwalking at nearby Bunyaville Conservation Park.

With the market on the move, you will need to act quickly to secure this wonderful opportunity. Once you see it, you will want to own it. Robert makes buying real estate easy and stress free, so call Robert today on 0432 444 333 .

Whilst all due diligence has been taken in the preparation / details of this document and description Remax Northern Realty Albany Creek can attach no guarantee to them and recommend intending purchasers conduct their own enquiries and seek their own independent advice. "Please note that virtual furniture has been used in the photos"