

**17 Blackall Range Road, Woombye, Qld 4559**

**CENTURY 21**

**House For Sale**

Friday, 22 March 2024

17 Blackall Range Road, Woombye, Qld 4559

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 716 m2**

**Type: House**



Kirk Patrick

0439395599

## **Buyer Interest from \$699,000**

Note: The current tenants lease concludes 15 May. Inspections welcome anytime..contact Kirk to arrange. Modest enjoyable living comes easily in this inviting brick home in a central, convenient Woombye location on a generous, level 716m<sup>2</sup> land block. The spacious open plan new kitchen presents wonderfully and is the sunny, welcoming hub of the home including a combo dining area. The kitchen also has direct, open connection with the lounge and living area by way of a feature cut out wall, allowing easy interaction between the respective areas. The polished timber floors right throughout the house are another outstanding feature – providing glossy warm character in every room. 3 generous size, light filled bedrooms with built in robes, a refurbished bathroom and separate laundry, 2kw Solar electrical system, single lock up garage with connecting office / store room. The back verandah is a great spot for bbq's, relaxing and entertaining which looks out to the large, level, fenced backyard – a terrific yard for kids and pets to play and also to pursue further gardening adventures. In the back corner is a mature Mango tree adjacent to two good, multi purpose sheds / work shop / storage facility. If you need more space for hobbies or another workshop – under the house is an area approx. 9 metres x 5 metres, lockable and very useful for many varied applications. The front yard is a tidy, level grassed area – if you wish - just add a front fence of your choice to complete the picture. This home would be a fabulous first home to commence your ownership journey - also an ideal downsizing property or investment opportunity for the portfolio. To arrange your inspection now – please contact Kirk Patrick of Century 21 Living Local Real Estate Woombye. The information statements, views/or opinions expressed in this publication are to be used as a guide only. Neither the Seller nor Century 21 Living Local nor any person involved in the preparation or distribution of this material gives any guarantee or warranty concerning the accuracy or validity of its contents nor will they accept any liability. All prospective Buyers should make their own enquiries and satisfy themselves by inspection or otherwise as to the suitability of the property.