

# 3 Draper Street, Woodford, Qld 4514

**MOVEMENT**  
REALTY

## House For Sale

Friday, 5 April 2024

3 Draper Street, Woodford, Qld 4514

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2023 m2**

**Type: House**



Demi Low

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## Offers Over \$749,000

Welcome to 3 Draper Street, Woodford – a charming double brick, low-set home nestled on an expansive 2023m<sup>2</sup> block. This inviting property boasts three bedrooms, each featuring built-in wardrobes and air conditioning for ultimate comfort. The renovated bathroom offers modern touches, including a separate toilet, while the stylish kitchen impresses with its ample bench space, a Miele dishwasher, and gas cooktop. The open-plan lounge and dining area provide a serene space for relaxation, seamlessly extending to the spacious back entertainment area, perfect for hosting BBQs and family gatherings. Outside, the sprawling half-acre yard beckons with its established fruit trees, vegetable gardens, and tranquil ambiance. The property is fully fenced with secure gates at the road entry point and a convenient bitumen driveway. With 2.4-meter ceilings and ample space, there's endless potential to customise this property to your liking. Adding to its allure is a teenager retreat/ storage shed discreetly located at the rear of the property. For potential investors, this property currently offers a rental return in the vicinity of \$580 per week. Key features include:- Spacious master bedroom with built-in cupboards & air conditioning- Two additional bedrooms with built-in robes and air conditioning- Expansive living/dining space opening onto the renovated kitchen- Stylish, renovated, and well-appointed bathroom- Split system air conditioners and ceiling fans throughout for year-round comfort- Stylish kitchen with ample storage, large pantry, and gas cooktop- Recently installed, large & quality solar system with 2 inverters ready for the battery to offset electricity costs- Experience ultimate relaxation with an outdoor spa- Fully fenced yard on a 2023m<sup>2</sup> block- Tranquil outlook backing onto 10 acres of beautiful bushland- Hardwood roof trusses- Beautiful established fruit trees, veggie patches, and gardens- Teenager retreat discreetly located at the rear of the property- Garden sheds for additional storage

Nearby Schools:- Woodford State School (2.25km)- Delaneys Creek State School (5.58km)- Wamuran State School (13.79km)- Peachester State School (15.16km)- Mount Mee State School (15.57km)- Beerwah State High School (19.32km)- Glasshouse Christian College (19.53km)- Tullawong State High School (20.76km)- Kilcoy State High School (20.86km)

Distances:- Sunshine Coast: 45 minutes- Brisbane: 50 minutes- Bribie Island: 45 minutes- Caboolture: 30 minutes

This property is being sold AS IS – MOTIVATED SELLER!!! Don't miss this opportunity to explore all that this home offers in the thriving community of Woodford. Schedule your private inspection today by calling Demi at 0412 944 941 and envision the endless possibilities awaiting you in this delightful property. Connect with us on social media: Facebook: Movement Realty Instagram: movement\_realty

Disclaimer: All information provided is believed to be reliable, but accuracy is not guaranteed. We assume no responsibility for its accuracy and encourage interested parties to conduct their own thorough inquiries.