

**9 Brooker Street, Woodford, Qld 4514**



**House For Sale**

Thursday, 16 May 2024

9 Brooker Street, Woodford, Qld 4514

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 9**

**Area: 1103 m2**

**Type: House**



Matthew Garth

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## Expressions Of Interest

At last you now have the opportunity to call Woodford home and be connected to the centre of town in a modern, stylish, contemporary Queenslander on the favoured quarter acre block with side access and ample sheds. Professionally restored you will be awestruck by the beauty and feel like you are at home. High ceilings and openings leading to alfresco areas create a very comfortable entertainers abode. About the property - • master suite - polished timber floors, his and hers robe, ceiling fan, LED lights, day and night window coverings, ensuite with wall mount vanity, floor to ceiling tiles, rain water head and hand shower, frameless walk in shower, toilet • bed 2 - polished timber floors, split system A/C, generous built in robe, day and night window coverings, LED lights, casement windows provide plenty of light • bed 3 - polished timber floors, split system A/C, built in with mirror slider, day and night window coverings, LED lights • bathroom - walk in frameless shower, wall mount vanity, floor to ceiling tiles, toilet and laundry nook • lounge - polished timber floors, french doors and glass infilled entry door, LED lights • kitchen - food prep station with wet bar, LED lights, soft close draws, wall mounted dish washer w/cabinetry front, butlers , double fridge cavity, electric oven and cook top, range hood, stone bench tops • third bathroom & 2nd laundry - shower, laundry tub, washing machine recess, toilet • rear entertainment area boasts a bright apoxy floor, semi enclosed with tinted glass, spacious area, ceiling fan and LED lights • entry deck - all weather area, roll down blinds, cosy sitting area • garage - concert drive side access, 6x12m lockable shed with auto panel lift door and side roller door, 6x3 lean too enclosed at rear w/swing door, 9x6 carport with opening height 3.78m • NBN & electric hot water • town water & sewerred, 5000 lt water tank for the gardens 9 Brooker Street is a completely usable flat block with access either side of the house big enough to drive a bus through! Fully fenced with good neighbour fencing and green screen fencing you have a very private back yard sanctuary with a beautiful mature poinsettia providing a wonderful canopy and area beneath. Bring on the BBQ's and the back yard cricket. Inspections by appointment. Week days welcome. Contact Matt on 0416 203 078 or email [matthew.garth@raywhite.com](mailto:matthew.garth@raywhite.com) Disclaimer: Information provided by Ray White Rural Woodford, its employees, won't be held responsible for inaccuracies. The information offered is a general outline for the guidance of intending purchasers. Reasonable endeavours have been made to ensure that the information given is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. We recommend that you obtain financial, legal and taxation advice before making any decision.