

**9 Woodlea Street, Moorooka, Qld 4105**



**Sold House**

Thursday, 12 October 2023

9 Woodlea Street, Moorooka, Qld 4105

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**\$1,300,000**

In-Rooms Auction Location: 5/156 Boundary St, West End Thursday 2nd November 2023 @ 11am ALL OFFERS ENCOURAGED PRIOR TO AUCTION. Introducing 9 Woodlea Street, Moorooka - a remarkable residence nestled on a generous 469sqm block, offering a picturesque outlook onto the serene Koala Park. This two-level abode presents an exceptional opportunity for those seeking a modern, low-maintenance lifestyle in the coveted Clifton Hill location. Boasting a thoughtfully designed floor plan, this near-new home encompasses four spacious bedrooms and three well-appointed bathrooms, ensuring ample space for the entire family. The master suite, located on the upper level, provides a private sanctuary complete with an ensuite and a walk-in robe, offering a peaceful retreat from the daily hustle and bustle. The ground floor seamlessly integrates the living, dining, and kitchen areas, creating an open-plan layout that promotes a sense of togetherness and facilitates effortless entertaining. The contemporary kitchen is a culinary haven, featuring sleek cabinetry, quality appliances, and ample bench space, making it a delight for any aspiring chef. Additionally there's a large media room with 2 windows providing enough light and ventilation, ceiling is above 2.4m which allows it to be converted to a bedroom or used as a study or kids playroom. Embracing the essence of indoor-outdoor living, the residence effortlessly extends onto a covered alfresco area, perfect for hosting gatherings or simply enjoying a quiet evening overlooking the tranquil Koala Park. The low-maintenance yard ensures minimal upkeep, allowing you to spend more time relishing in the surrounding natural beauty. Additional features of this exceptional property include a secure double car garage, providing ample space for vehicles and storage, as well as a range of modern conveniences such as ducted air conditioning, built-in wardrobes, and ample storage throughout as well as security screens, security alarm, 13.3kw solar panels, cabling to media room and lounge room. Situated in the highly sought-after Clifton Hill location, this home offers a lifestyle of convenience and tranquility. With an array of local amenities, including schools, parks, and public transport options, all within close proximity, this residence presents an ideal opportunity for families and professionals alike. Don't miss your chance to secure this near-new, low-maintenance home in the highly desirable Clifton Hill location. Contact our team today to arrange an inspection and experience the epitome of modern living at 9 Woodlea Street, Moorooka.