

**22 Pine Grove Road, Woombye, QLD, 4559**

**CENTURY 21**

**House For Sale**

Tuesday, 17 September 2024

22 Pine Grove Road, Woombye, QLD, 4559

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Kirk Patrick  
0439395599

## Range Views, 1/4 Acre block, Extra large Brick Home, Quality Shed

So many positives to inform you of about this exciting Woombye property opportunity.

\*? Starting with the house dimensions – it's a 2 storey brick home constructed 1970's. The Building exterior dimensions are approximately 17m x 14m, then double that for the 2nd storey, so approx. 476 square metres under roof. A lot of well constructed house here!

\*? The land size is 1,050 m<sup>2</sup>. Situated on an elevated hill crest, it provides broad, long range views to the Blackall Mountain Range, Montville etc. Stunning sunsets, exciting storm watching, nature and green expanse to appreciate.

\*? Central, convenient town location. Woombye shops, services, Pub & Railway are all a 3 - 4 minute stroll or a 1 minute drive from home. A large selection of local public and private schools are within a 1 – 5 km radius.

\*? Wanting a decent shed ? This one is 9m x 7m, council approved on slab with roof insulation. Many options here.

\*? Multiple vehicle parking with a lockable 3 car garage, plus off street space for a caravan and / or boat. With the addition of a roller door access to the shed – several more parking options within the shed. There is also a 9m x 6m shade shed on site.

\*? Internally, upstairs has polished hardwood timber floors, spacious room dimensions and front and back verandahs. The back verandah is just 1.5 metres wide and this is where a larger deck / outdoor entertainment area extension will transform this property.

\*? Downstairs includes the 2nd bathroom, a kitchenette, a large 4th bedroom, the laundry & then an enormous open area, which has double roller door access, currently providing the triple car garage or it presents so many options to tailor design it to your specific future requirements.

\*? Town water, sewerage connected and a fresh water bore installation on site.

\* A Building and Pest Inspection was recently completed by South East Building Inspections. That report is available upon request.

The current owner of 20 years has inter - state commitments enabling this great ? purchasing opportunity to secure this prime piece of Woombye Real Estate.

For information and to arrange your inspection, contact Kirk Patrick of Century 2 Living Local Woombye.

\*\*\* Due to Queensland Legislation which prohibits a Seller or an Agent from providing a price guide for auction properties, a price guide is NOT available. The website has possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the Agent and should not be taken as a price guide.\*\*\*

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