

FOR SALE



## 76 Montana Place, Woolmar

The sellers have relocated due to work and have since secured a new property elsewhere, hence they are 100% committed to a sale.

Boasting a modern lowset brick home set well back from the road and neighbours ensuring your privacy and tranquillity.

Features include a large open planned kitchen, lounge and dining area which enjoys seamless access via the dual double stacking sliding doors to the expansive covered patio area - large enough for any sized party or family gatherings. The large master retreat is fitted with a generous ensuite, a spacious walk-in robe and also enjoys

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Price: OFFERS OVER 1.050 MIL

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its own private access to the alfresco area.

The home enjoys a prime northerly aspect which allows spectacular views over the entire property and the adjoining large cattle grazing property and creek flats beyond. The land is flood free, well drained and fully useable for all manner of pursuits with fenced boundaries and dividing paddocks plus a quality set of steel stock yards with loading ramp and crush. Ample level space for a full sized arena, round yards or stable, with minimal earthworks plus the convenience of dual road frontage offering potential alternative access for heavy vehicles and the like.

A feature that makes this property stand out over all others is the abundance of quality water, courtesy of the fully equipped electric bore, capable of running irrigation for pasture and gardens. Not to mention the abundance of rainwater storage the property has in reserve.

A large powered Colourbond shed near the house with remote entry offers secure parking for 4 cars plus a dedicated workshop. Also featuring established gardens, lawns and hedges plus a variety of fruit trees well on their way to productivity.

Dedicated laundry, security screens, walk-in-pantry, breakfast bar, dishwasher, separate toilet, A/C's in every room, slow combustion wood fired heater, built-in-robos, bathtub, ceiling fans and so much more.

Located on a quiet cul-de-sac street with a long driveway, less than 10 minutes to the nearest boat ramp at Somerset Dam and less than 2 minutes drive to Kilcoy town or just over an hour to Brisbane Airport or Sunshine Coast Beaches.

If you have been looking for a property with more land than your typical small acreage property to accommodate your family, pets and hobbies then

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