



## 12 Sienna Place, WOOLMAR, QLD 4515

Pristine Acreage with Home & Massive Shed. Best in the area!

Immaculately presented, this 6.4 acre property is not to be overlooked.

Perfectly positioned in the New Country Creek Estate, this corner block in a quiet cul-de-sac has a superb outlook with mountain views all around. Only 10 mins to Somerset Dam & 5 mins to the Kilcoy township, this must be seen to be appreciated.

This property boasts a massive American Barn shed 18m X 13m with an 18m x4m awning

- Council approved fully tiled bathroom, toilet & laundry fully lined
- Mains power & 1.5kw Solar Power System
- Huge 96000L in ground concrete rainwater tank
- Fully certified Twin Aqua sewerage system
- Fully insulated air cell roof, whirlybirds & fully security screened sliding doors/windows
- Tv Antenna, Austar, gas hot water, divided workshop & separate lockable toolbay
- Remote controlled extra high & wide doors 4m wide X 3.5m high â## perfect for

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**TYPE:** Sold

**INTERNET ID:** 41P2665

**SALE DETAILS**

[Expressions of Interest](#)

**CONTACT DETAILS**

**Woodford / Kilcoy**

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**David O'Halloran**

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caravans or machinery

- Mezzanine floor for storage above toilet & shower

The property also boasts a beautiful low maintenance steel frame home featuring:

- 3 bedrooms with built in wardrobes & ceiling fans
- 2 way bathroom & extra toilet
- Air conditioners X 3 one at each end & one in the main living,
- Pull down blinds
- Front & rear verandahs
- Gas hot water
- Oasis Spa on rear pergola
- Built by Olly homes in Yandina

12 Sienna Place, Woolmar is an exceptional property with everything you need. The land has been beautifully maintained & features:

- Large 25m X 35m dam, 4m deep setup with pump mount & underground mains pipe for irrigation
- 300 Gallon an hour Bore 15000L tank & 8 underground taps
- Fully powered front gate & fully fenced
- Sandstone retaining walls, pop up sprinklers, bin service
- Raised vegetable garden beds & citrus trees.

Please do not hesitate to contact the team at Elders Real Estate Woodford to schedule an inspection. This is a hot market and properties of this calibre will not last long.

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Any interested parties should rely on their own inquiries.

Other features: 3 Phase Power, Area Views, Roller Door Access

- Land Area 2.6 hectares
- Bedrooms: 3
- Bathrooms: 2







