

**199 Ogilvie Rd, Womina, QLD, 4370**



**House For Sale**

Saturday, 23 November 2024

199 Ogilvie Rd, Womina, QLD, 4370

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Spacious Family Home in Womina

Discover the perfect family haven in this expansive 5-bedroom home, offering comfort, convenience, and space for all. Located in close vicinity of the Warwick Golf Course - an 18 hole parkland-style golf course.

### Property Features:

- Bedrooms: 5 spacious bedrooms and an extra office or 6th bedroom all with ceiling fans for added comfort.
- Bathrooms: 1 en-suite off of the master and a main bathroom both well-appointed bathrooms.
- Living Areas: Enjoy a large open-plan living area plus a separate large lounge room, perfect for family gatherings or entertaining guests.
- Kitchen: A galley-style kitchen well equipped with ample storage and electric cooking appliances, making meal prep a breeze.
- Climate Control: Ducted reverse cycle air conditioning throughout the home ensures year-round comfort.
- Car Garage: Double bay with electric roller door attached to the home.

### Outdoor Spaces:

- A smaller outdoor patio for intimate gatherings.
- A larger outdoor alfresco area at the rear, perfect for entertaining and enjoying the outdoors.
- Set on a generous 802m<sup>2</sup> allotment, providing ample space for children to play and for gardening enthusiasts to thrive.

### Services to the home:

- Telephone/internet/NBN connection points
- Town water supply connected & poly rain water tank
- Sewage connection
- Reverse cycle air conditioning to the home
- Electrical power connection (Ergon Energy supplied)
- Waste/rubbish collection
- Bitumen road frontage and curb, parking in street, all-weather driveway
- Mail service

Nestled in an excellent family-friendly neighbourhood, the property is only minutes away from shops, schools, a golf course, and parks, making it an ideal choice for families seeking convenience and a vibrant community.

Don't miss out on this fantastic opportunity to secure a spacious family home in Womina! Contact us today to arrange a viewing.

### Disclaimer:

In preparing this, Raine&Horne Warwick and its associates have relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.