

**50 Woodlands Road, Gatton, QLD, 4343**



**House For Sale**

Tuesday, 26 November 2024

50 Woodlands Road, Gatton, QLD, 4343

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## GOLF COURSE LUXURY: MODERN LIVING MEETS NATURE'S SERENITY

Welcome to a stunning sanctuary of comfort, elegance, and tranquillity, perfectly positioned on Gatton's picturesque Golf Course. This beautifully landscaped property offers a rare blend of modern living, thoughtful design, and natural beauty. With its exceptional presentation and superb location, it's a home that promises to delight every member of the family.

### Highlight Features:

#### Inside the Home

- **Four Spacious Bedrooms:** All with built-in wardrobes; the master features a walk-in robe, ensuite with double vanity, ceiling fan and a separate toilet for added privacy.
- **Impressive Living Spaces:** Three open-plan living areas seamlessly flow off the central galley-style kitchen, creating the perfect setting for family gatherings and entertaining.
- **Kitchen Excellence:** A chef's dream with a 900mm wide gas cooktop, electric oven, dishwasher, walk-in pantry, and clever cabinetry including a slide-out bin for convenience.
- **Modern Enhancements:** Extra-height ceilings (8ft 5in), large windows for abundant natural light, and unique architectural details like mirrored insets and timber louvres.
- **Indoor-Outdoor Living:** Timber bifold doors connect the living area to a tiled alfresco space with a ceiling fan and retractable screen, providing an idyllic setting for insect-free dining and relaxation.
- **Comfort Assured:** Enjoy year-round comfort with a ducted Mitsubishi air conditioning system featuring four separate zones. Ceiling fans in the lounge, master bedroom, and alfresco dining area add an extra layer of cooling convenience.
- **Ample Storage:** Walk-in linen cupboard, a dedicated storage closet, and a sealed concrete garage with extra storage space.

#### Outdoor Features

- **Landscaped to Perfection:** Tiered native plantings attract birdlife, while fruit trees, herbs, and a vegetable garden enhance your lifestyle.
- **Private Fire Pit Area:** Complete with permanent seating and a picturesque setting for cozy evenings.
- **Direct Golf Course Access:** A rear gate opens directly onto the serene fairways for leisurely strolls or enjoying the lush surroundings.
- **Sustainable Living:** A 2000L slimline water tank with a pump supports garden maintenance.
- **Security and Convenience:** Eufy security system with four cameras and gas hot water for efficient living.
- **Additional Outdoor Features:** A garden shed adds practicality for storage needs, while the fully fenced yard with double gate access ensures privacy.

#### Why Invest in Gatton and the Lockyer Valley?

Gatton is at the heart of the booming Lockyer Valley, an area renowned for its thriving economy, strategic location, and natural beauty. Key reasons to invest include:

- **Proximity to Growth Hubs:** Located just 30 minutes from Toowoomba and an hour from Brisbane, Gatton offers an ideal blend of accessibility and serenity.
- **Strong Rental Demand:** The growing population and increasing interest in regional living have created a robust market for property investors.
- **Lifestyle Appeal:** The Lockyer Valley is celebrated for its stunning landscapes, recreational opportunities, and community-oriented lifestyle.
- **Infrastructure Development:** Ongoing improvements in transport and amenities further enhance property values in the region.

#### Your Opportunity Awaits

This exceptional property combines luxury living with an unbeatable location, offering a rare chance to own a home that truly has it all. Whether you're looking for a family haven or a sound investment in a growing market, this is an opportunity not to be missed.

Don't let this gem slip away. Contact Allison Vinckier on 0423 301 315 today to arrange your private inspection and take the first step toward living your dream. Call now and make it yours!