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REALTY



### 47 Egret Avenue Woombye QLD

3 2 2

Step into modern luxury with this architecturally designed home boasting a remarkable 6-star energy rating. This near-new residence offers three spacious bedrooms, including a master with ensuite, walk-in robe, providing the perfect blend of style and comfort.

As you enter, be captivated by the grandeur of the Queensland timber staircase and the high ceilings that create an airy and inviting atmosphere. The open plan living area seamlessly connects to a media room, setting the stage for relaxation and entertainment.

The kitchen is a culinary haven with the latest amenities including butlers pantry. Picture yourself enjoying breathtaking views across the valley all the way to Montville and Maleny. From the large entertainment balcony or hosting gatherings in the undercover alfresco area

**Price** : \$ 1,200,000  
**Land Size** : 907 sqm  
**View** : <https://www.propertylane.com.au/sale/qld/sunshine-coast/woombye/residential/house/7917197>



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ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. By RealEstateFloorPlans.com.au

Internal:	169m <sup>2</sup>
External:	45m <sup>2</sup>
Garage:	41m <sup>2</sup>
Total:	255m <sup>2</sup>
Land Size:	907m <sup>2</sup>

