



10 Warminster Road, Elizabeth Park

Unique Family Home with Space, Flexibility & Entertaining Appeal

Situated in the heart of Elizabeth Park, this unique and versatile property offers an abundance of space, comfort and flexibility for the growing family. Proudly presented by Keith Emmerson of LJ Hooker Craigmore, this home is one that needs to be seen to truly appreciate everything it has to offer.

From the moment you arrive, the property's secure frontage and established gardens create a welcoming first impression. A striking black steel fence with an electric sliding gate provides an added level of privacy and security, while the neat and tidy gardens surrounding the home enhance its street appeal.

Inside, the home offers up to four bedrooms, depending on your individual requirements and how you choose to utilise the available spaces. The main bedroom is generously proportioned and features a built-in robe, along with convenient sliding-door access directly to the rear verandah - the perfect spot to step outside and enjoy your morning coffee.

The separate lounge room provides a comfortable space to relax, while the dining area is conveniently positioned near the updated kitchen. The kitchen offers a practical layout and modern finishes,

3 2 4

FOR SALE
\$699,000 - \$745,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

making meal preparation and entertaining a pleasure.

Adding to the appeal is the stunning updated bathroom, complete with a relaxing spa bath - the perfect place to unwind at the end of a long day.

One of the standout features of this property is the spacious rumpus, lounge and games area, providing an impressive additional living zone with endless possibilities. Whether you need a dedicated children's play area, teenagers' retreat, home entertainment space or somewhere to gather with family and friends, this versatile room can be adapted to suit your lifestyle.

Stepping outside, the entertaining options continue. The property features both rear and side verandah areas, creating plenty of room for outdoor entertaining, weekend barbecues or simply relaxing with family while enjoying the established gardens.

For even more flexibility, there is a separate external building featuring its own shower and toilet. This versatile space could be ideal as a children's retreat, teenage retreat, additional bedroom, hobby room, guest accommodation or private entertaining area, subject to your individual needs and requirements.

Year-round comfort is well catered for with reverse-cycle air conditioning, a wood combustion heater and additional split-system air conditioning servicing the lounge and games/rumpus area. An instantaneous gas hot water system adds further convenience to the home.

For those looking to keep household running costs under control, the property also benefits from 10 solar panels, helping to reduce electricity consumption and add to the home's overall appeal.

Whether you're looking for a comfortable family home, a property with multiple living areas, additional space for teenagers or guests, or somewhere that offers excellent indoor and outdoor entertaining, this property provides an exciting range of possibilities.

Conveniently positioned close to local shops, schools and public transport, everything you need is within easy reach, making this a practical and appealing location for families, first-home buyers and those looking for additional space.

Property Features:

- Unique and versatile family home
- Up to four bedrooms, depending on configuration
- Main bedroom with built-in robe
- Sliding-door access from main bedroom to verandah
- Separate lounge room
- Dining area
- Updated kitchen
- Stunning updated bathroom with spa bath
- Spacious rumpus/lounge/games area
- Additional external building
- Separate external shower and toilet
- Potential children's or teenagers' retreat
- Multiple living and entertaining areas
- Rear and side verandahs
- Established and well-maintained gardens
- Secure black steel front fencing
- Electric sliding front gate
- Reverse-cycle air conditioning
- Wood combustion heater
- Split-system air conditioning to lounge and games/rumpus area
- Instantaneous gas hot water system

- 10 solar panels
- Excellent privacy and security
- Conveniently located close to shops, schools and public transport

A property offering space, versatility and plenty of potential - all in a convenient Elizabeth Park location.

Don't miss the opportunity to inspect this unique home and discover everything it has to offer.

Proudly presented by Keith Emmerson of LJ Hooker Craigmore.

To make an offer, visit the link below:

<https://www.cognitoforms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

Disclaimer:

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RLA155355

MORE DETAILS

Property ID	696SFDC
Property Type	House
House Size	140 m2
Land Area	656 m2
Including	Air Conditioning
	Built-in-Robes
	Secure Parking
	Solar Panels

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INTERNAL - 127.8 SQM
EXTERNAL - 116.7 SQM
TOTAL - 244.5 SQM

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