



Joyner, 19 April Court

A QUIET ESCAPE DESIGNED FOR FAMILY LIVING

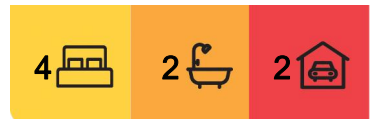
Tucked away in a quiet cul-de-sac and embraced by leafy surrounds, 19 April Court delivers the kind of calm and comfort that every family craves. Set on a generous 637m2 block, this single-level residence has been thoughtfully designed to offer space, functionality and effortless everyday living - all just moments from parks, schools and the lakeside serenity of Lake Samsonvale.

From the moment you arrive, there's a sense of warmth and welcome. The low-maintenance facade and tidy landscaping give way to a beautifully presented home, where light-filled interiors and a free-flowing layout invite you to relax, entertain and truly feel at home.

At the heart of the home is a spacious open-plan kitchen, living and dining zone, equipped with modern appliances and plenty of storage. Whether you're prepping school lunches or entertaining a crowd, this central hub is designed to make life easier. The second living



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For Sale
Inviting all Offers

View
By Appointment

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LJ Hooker Albany Creek | Warner
(07) 3264 9000

area provides additional flexibility - ideal for a playroom, media space or quiet retreat.

The home features four well-proportioned bedrooms, each with built-in robes and ceiling fans. The master suite, positioned privately at the rear, enjoys its own ensuite and serene garden outlook - your personal escape at the end of the day.

Step outside to an expansive, fully fenced backyard where children and pets can play freely. There's a large garden shed for the tools, lush lawns for weekend games, and even concrete paths already in place - making this outdoor space both practical and inviting.

Features you'll love:

- * Peacefully located in a family-friendly cul-de-sac
- * 637m² block with established lawns and easy-care gardens
- * Multiple living zones including open-plan living/dining and second lounge
- * Air-conditioning in main living and master, Plus, 3 x new Daikin split systems in study and bedroom 3 for year-round comfort.
- * Modern kitchen with quality appliances including new dishwasher, brand new gas stove top and ample storage/bench space
- * Master bedroom with ensuite and backyard outlook
- * 4 spacious bedrooms, all with built-in wardrobes and ceiling fans
- * Main bathroom with separate bathtub and toilet
- * Separate internal laundry with direct outdoor access
- * Double remote garage with internal access and new roller door motor, plus driveway parking
- * Large garden shed + secure fencing around entire yard
- * Walking distance to parks, walking trails and schools
- * Large water tank & Solar available
- * Potential side access —existing fencing can be converted to allow drive-through access to the shed

Location:

- * Woolworths Warner 6 minute drive
- * Warner Tavern 6 minute drive
- * Bullocky Rest 5 minute drive
- * Genesis Christian College 4 minute drive
- * Bray Park State School 7 minute drive
- * Bray Park State High School 6 minute drive
- * Lawnton Railway Station 8 minute drive
- * One Mile Golf Course 4 minute drive

Perfectly positioned in a tightly held pocket of Joyner, you're just minutes from Genesis Christian College, local shopping precincts, and the natural beauty of Lake Samsonvale. With nothing to do but move in and enjoy, this is the kind of home that makes life feel easy.

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."



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"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."

More About this Property

Property ID	1TNXF1H
Property Type	House
Land Area	637 m2
Including	Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Solar Panels

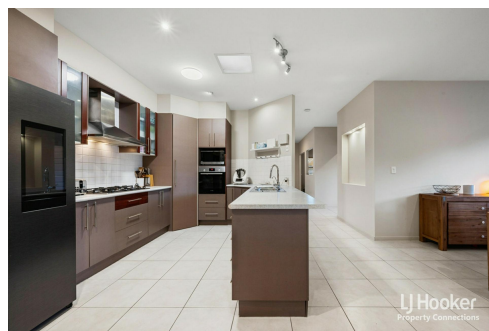
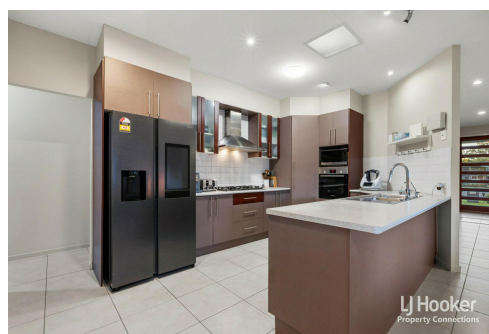
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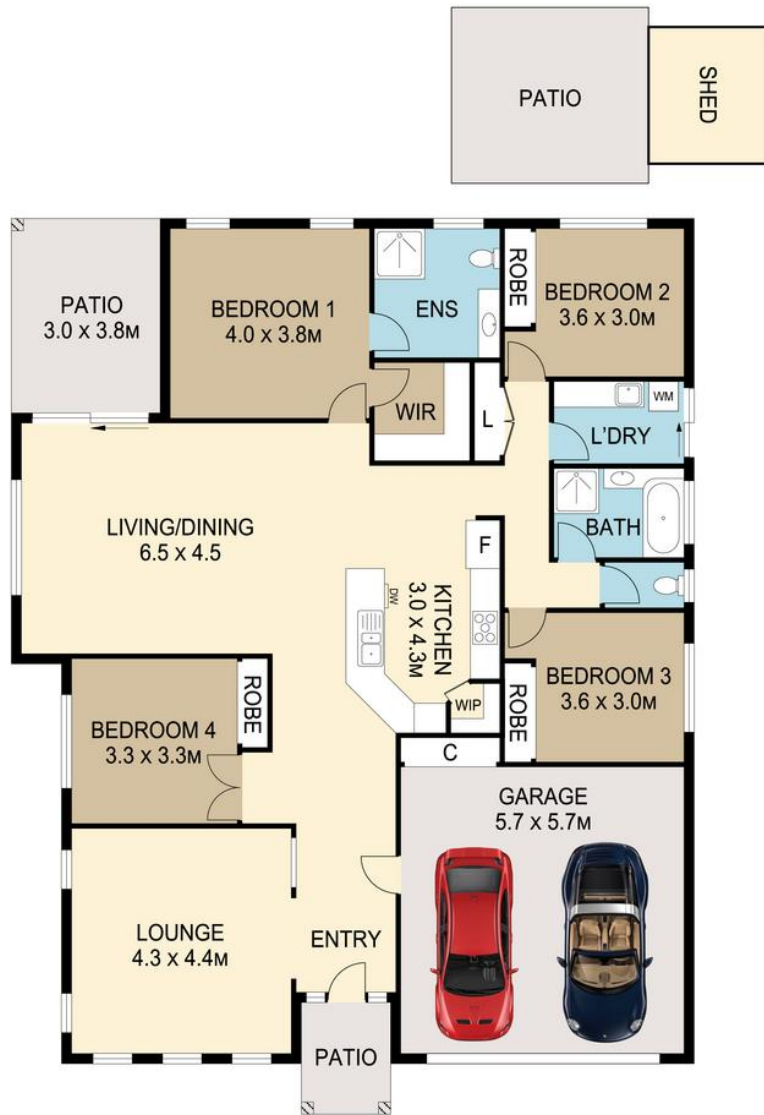
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
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Internal 207sqm
 External 16sqm
 Total 223sqm



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